



Arlington Zoning Board of Appeals

Date: Tuesday, April 22, 2025

Time: 7:30 PM

Location: Conducted by Remote Participation

Additional Details:

Agenda Items

Administrative Items

1. Conducted by Remote Participation

You are invited to a Zoom meeting on April 22, 2025 07:30 PM Eastern Time (US and Canada)

Register in advance for this meeting: <https://town-arlington-ma-us.zoom.us/meeting/register/stGu8DZPTISPB8op9QAeTA>

After registering, you will receive a confirmation email containing information about joining the meeting.

Per Board Rules and Regulations, public comments will be accepted during the public comment period during each public hearing. Written comments should be sent by email to ZBA@town.arlington.ma.us prior to the start of the meeting.

Notice to the Public on meeting privacy In the interests of preventing abuse of video conferencing technology, all participants, including members of the public, wishing to engage via the Zoom App must register for each meeting and will need to follow multi-step authentication protocols. Please allow additional time to join the meeting. Further, members of the public who wish to participate without providing their name may still do so by telephone using the dial-in information provided above.

2. Member Vote: Docket #3839 16 Lansdowne Rd

3. Member Vote: Docket #3841 69 Henderson St

4. Member Vote: Meeting Minutes 4/8/2025

Hearings

5. Docket #3822 20 Pond Lane (continued)

OpenGov link: <https://arlingtonma.portal.opengov.com/records/205792>

6. Docket #3840 29 Hemlock Street

OpenGov links: <https://arlingtonma.portal.opengov.com/records/209408>

7. Docket #3843 17 Brattle Place

OpenGov link: <https://arlingtonma.portal.opengov.com/records/209252>

8. Docket #3845 319 Appleton Street

OpenGov link: <https://arlingtonma.portal.opengov.com/records/209407>

Meeting Adjourn



Town of Arlington, Massachusetts

Conducted by Remote Participation

Summary:

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Town of Arlington, Massachusetts

Member Vote: Docket #3839 16 Lansdowne Rd



Town of Arlington, Massachusetts

Member Vote: Docket #3841 69 Henderson St



Town of Arlington, Massachusetts

Member Vote: Meeting Minutes 4/8/2025



Town of Arlington, Massachusetts

Docket #3822 20 Pond Lane (continued)

Summary:

OpenGov link: <https://arlingtonma.portal.opengov.com/records/205792>

ATTACHMENTS:

Type	File Name	Description
Reference Material	#3821_20_Pond_Lane_legal_ad.pdf	#3822 20 Pond Lane legal ad
Reference Material	3820_20_Pond_Lane_Application_SP-24-26.pdf	3822 20 Pond Lane Application SP-24-26
Reference Material	3821_20_Pond_Lane_Final_Memo_in_Support_of_Application_9-12-24.pdf	3822 20 Pond Lane Final Memo in Support of Application 9-12-24
Reference Material	3821_20_Pond_Lane_Final_Memo_Exhibit_A_9-12-24.pdf	3822 20 Pond Lane Final Memo Exhibit A 9-12-24
Reference Material	3821_20_Pond_Lane_Final_Memo_Exhibit_B_9-12-24.pdf	3822 20 Pond Lane Final Memo Exhibit B 9-12-24
Reference Material	3821_20_Pond_Lane_Final_Memo_Exhibit_C_9-12-24.pdf	3822 20 Pond Lane Final Memo Exhibit C 9-12-24
Reference Material	3821_20_Pond_Lane_Final_Memo_Exhibit_D_9-12-24.pdf	3822 20 Pond Lane Final Memo Exhibit D 9-12-24
Reference Material	3821_20_Pond_Lane_Final_Memo_Exhibit_E_9-12-24.pdf	3822 20 Pond Lane Final Memo Exhibit E 9-12-24
Reference Material	3821_20_Pond_Lane_Final_Memo_Exhibit_F_9-12-24.pdf	3822 20 Pond Lane Final Memo Exhibit F 9-12-24
Reference Material	3821_20_Pond_Lane_Final_Memo_Exhibit_G_9-12-24.pdf	3822 20 Pond Lane Final Memo Exhibit G 9-12-24
Reference Material	3821_20_Pond_Lane_Final_Memo_Exhibit_H_9-12-24.pdf	3822 20 Pond Lane Final Memo Exhibit H 9-12-24
Reference Material	3821_20_Pond_Lane_Final_Memo_Exhibit_H_9-12-24.pdf	3822 20 Pond Lane Final Memo Exhibit H 9-12-24
Reference Material	3822_20_Pond_Lane_Abutter_List.pdf	3822 20 Pond Lane Abutter List
Reference Material	3822_20_Pond_Lane_Abutters_map.pdf	3822 20 Pond Lane Abutters map
Reference Material	Neighbor_letter_-20_Pond_Lane.pdf	Neighbor letter -20 Pond Lane -Creedon
Reference Material	Neighbor_Photos_20_Pond_Lane_-_Creedon.pdf	Neighbor Photos 20 Pond Lane - Creedon
Reference Material	Neighbor_letter_-20_Pond_Lane_-_Simader.pdf	Neighbor letter -20 Pond Lane - Simader
Reference Material	3822_20_Pond_Lane_Lt_to_ZBA_12-2024.pdf	3822 20 Pond Lane Lt to ZBA 12-2024
Reference Material	Lt_to_ZBA_1.7.25.pdf	Lt to ZBA 1.7.25
Reference Material	3822_20_Pond_Lane_2-4-25_Lt_to_ZBA_Tue_Feb_4_2025.pdf	3822 20 Pond Lane 2-4-25_Lt_to_ZBA_Tue
Reference Material	Waiver_of_Time_Constraints_Lt_to_ZBA_2-10-25(17843495.1).pdf	Waiver of Time Constraints Lt to ZBA 2-10-25 -Town Clerk Stamped
Reference Material	3822_20_Pond_Lane_Final_Supplemental_Filing_Tue_Mar_4_2025.pdf	3822 20 Pond Lane Final_Supplemental_Filing_Tue_Mar_4_2025
Reference Material	3822_20_Pond_Lane_Application_before_3-6-2025_SP-24-26.pdf	3822 20 Pond Lane Application before 3-6-2025 SP-24-26
Reference Material	Michael_Simader_-_Letter_to_ZBA_in_Opposition_to_the_Expansion_of_Commercial_Use_at_20_Pond_Ln.pdf	3822 20 Pond Ln Michael Simader -Letter to ZBA in Opposition to the Expansion of Commercial Use
Reference Material	3822_20_Pond_Ln_Updated_Application_3-10-2025_SP-24-26.pdf	3822 20 Pond Ln Updated Application 3-10-2025 SP-24-26
Reference Material	3822_20_Pond_Lane_Abutter_List_and_map_for_re-advertisement_3-13-25.pdf	3822 20 Pond Lane Abutter List and map for re-advertisement 3-13-25
Reference Material	3821_20_Pond_Lane_Legal_Ad_-re_advertise.pdf	3821 20 Pond Lane Legal Ad -re advertise
Reference	3822_20_Pond_Lane_extension_to_5-15-2025.pdf	3822 20 Pond Lane extension to 5-15-2025



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by **Pond Lane Realty LLC**, on September 12, 2024, a petition seeking to alter their property located at **20 Pond Land, Unit 2 - Block Plan 010.0-0004-0005.A**. Said petition would require a **Special Permit** under **8.1.1A** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening at 7:30 P.M on October 22, 2024, as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:** <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar> and choose the date of the meeting you wish to attend.

For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

DOCKET NO 3821

Christian Klein, RA, Chair
Zoning Board of Appeals

Please direct any questions to: **ZBA@town.arlington.ma.us**



SP-24-26	Primary Location	Applicant
Special Use Permit	20 POND LN Unit 2	 Douglas Troyer
Application (ZBA)	Arlington, MA 02474	 617-466-8236
Status: Active		 dtroyer@pierceatwood.com
Submitted On: 9/12/2024		 100 Summer Street
		22nd Floor
		Boston, MA 02110
Owner		
	POND LANE REALTY LLC	
	C/O NICHOLAS BOIT; 32	
	HARBOUR DR N OCEAN RIDGE,	
	FL 33435	

Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw. ***Please  LIST BYLAW(S)***

Section 8.1.1(A) of the Zoning Bylaw.

Explain why the requested use is essential or desirable to the public convenience or welfare.*

Since its construction in 1963 the commercial use of the garage on the Property has been for the storage of commercial vehicles and equipment along with office use, auto body work and auto repair work. The Applicant's request to continue the use of the garage for the storage of commercial vehicles and equipment, office use, and light construction work is consistent with the historical use of the garage and is in fact less intrusive than when the garage was used as an auto body shop and auto repair shop. The use is consistent with other uses in the neighborhood as the abutting Town property is being used for the storage of recreational equipment for the Arlington/Belmont Crew organization who stores their vehicles, trailers, crew boats, and other equipment on the Town property.

As the Property is fully developed - there are no changes proposed to the garage structure, driveway, drainage, utilities or other infrastructure servicing the Property - and the requested use is consistent with what has historically been used at the Property, the requested commercial use of the garage will continue to fit seamlessly with the community and neighborhood.

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

The Applicant states that the proposed project will not involve any changes to the driveway or parking area on the Property. Additionally, there are no proposed changes to the traffic flow, access, parking and pedestrian circulation that has been in existence at the Property for over 61 years. The Applicant anticipates that in addition to 2 vehicles parking in the driveway for the residential use for the Property, that approximately 2 commercial vehicles for employees will use the driveway area for parking and that the remaining vehicles will be parked inside of the garage which has ample storage area.

Therefore, because there no changes proposed to the structure or facilities on the Property and due to the fact that the requested use is consistent with the historical uses of the garage, it is the Applicant's position that its requested use of the garage will not create any undue traffic congestion, or unduly impair pedestrian safety.

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

As provided above, the garage was fully developed in 1963 and there are no changes being proposed to the drainage, utilities and other infrastructure servicing the Property as they are all more than adequate to accommodate the continue commercial use of the garage. Additionally, no hazardous materials will be stored on Property.

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.*

As provided above, the garage structure and commercial use of the garage was permitted by the ZBA in 1963. The commercial use of the garage is proposed to be that of storage of commercial vehicles and equipment, office use, and proposed light construction work to be performed inside of the garage. Pursuant to Section 8.1.1(A) of the Bylaw, the ZBA may granted the requested use if it finds that the use shall not be substantially more detrimental than the existing nonconforming use to the neighborhood. As provide above, it is the Applicant's position that the ZBA has the necessary facts to make such a finding under the Bylaw.

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.*

The Applicant directs the ZBA's attention to its statements provided for in Paragraph 1-4 above. Additionally, the Applicant states that the requested use is consistent with the historical commercial use made at the Property since 1963 and permission to continue such use will not impact the integrity or character of the R-2 district or adjoining districts nor be a detriment to the health or welfare of the community.

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

It is the Applicant's position that due to the fact that the requested use is consistent with the historical use of the garage and that the continuance of such commercial use of the garage for the storage of commercial vehicles and equipment, office use, and light construction work to be performed inside of the garage will not be detrimental to the character of the neighborhood.

Dimensional and Parking Information

Present Use/Occupancy *

Commerical Garage

Proposed Use/Occupancy *

Commercial Garage

Existing Number of Dwelling Units*

0

Proposed Number of Dwelling Units*

0

Existing Gross Floor Area (Sq. Ft.)*

3375

Proposed Gross Floor Area (Sq. Ft.)*

3375

Existing Lot Size (Sq. Ft.)*

9200

Proposed Lot Size (Sq. Ft.)* 

9200

Minimum Lot Size required by Zoning*	Existing Frontage (ft.)*
6000	87.49
Proposed Frontage (ft.)*	Minimum Frontage required by Zoning*
87.49	60
Existing Floor Area Ratio*	Proposed Floor Area Ratio*
0	0
Max. Floor Area Ratio required by Zoning*	Existing Lot Coverage (%)*
0	0
Proposed Lot Coverage (%)*	Max. Lot Coverage required by Zoning*
0	0
Existing Lot Area per Dwelling Unit (Sq. Ft.)*	Proposed Lot Area per Dwelling Unit (Sq. Ft.)*
0	0
Minimum Lot Area per Dwelling Unit required by Zoning*	Existing Front Yard Depth (ft.)*
0	0
Proposed Front Yard Depth (ft.)*	Minimum Front Yard Depth required by Zoning*
0	0
Existing SECOND Front Yard Depth (ft.)* ?	Proposed SECOND Front Yard Depth (ft.)* ?
0	0

Minimum SECOND Front Yard Depth required by Zoning*	0	Existing Left Side Yard Depth (ft.)*	0
Proposed Left Side Yard Depth (ft.)*	0	Minimum Left Side Yard Depth required by Zoning*	0
Existing Right Side Yard Depth (ft.)*	0	Proposed Right Side Yard Depth (ft.)*	0
Minimum Right Side Yard Depth required by Zoning*	0	Existing Rear Yard Depth (ft.)*	0
Proposed Rear Yard Depth (ft.)*	0	Minimum Rear Yard Depth required by Zoning*	0
Existing Height (stories)	1	Proposed Height (stories)*	1
Maximum Height (stories) required by Zoning*	3	Existing Height (ft.)*	14
Proposed Height (ft.)*	14	Maximum Height (ft.) required by Zoning*	29

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*	Proposed Landscaped Open Space (Sq. Ft.)*
0	0
Existing Landscaped Open Space (% of GFA)*	Proposed Landscaped Open Space (% of GFA)*
0	0
Minimum Landscaped Open Space (% of GFA) required by Zoning*	Existing Usable Open Space (Sq. Ft.)*
0	0
Proposed Usable Open Space (Sq. Ft.)*	Existing Usable Open Space (% of GFA)*
0	0
Proposed Usable Open Space (% of GFA)*	Minimum Usable Open Space required by Zoning*
0	0
Existing Number of Parking Spaces*	Proposed Number of Parking Spaces*
0	0
Minimum Number of Parking Spaces required by Zoning*	Existing Parking area setbacks
0	0
Proposed Parking area setbacks *	Minimum Parking Area Setbacks required by Zoning*
0	0
Existing Number of Loading Spaces	Proposed Number of Loading Spaces*
0	0

Minimum Number of Loading Spaces required by Zoning*	Existing Slope of proposed roof(s) (in. per ft.)*
0	0

Proposed Slope of proposed roof(s) (in. per ft.)*	Minimum Slope of Proposed Roof(s) required by Zoning*
0	0

Existing type of construction*	Proposed type of construction*
0	0

Open Space Information

Existing Total Lot Area*	Proposed Total Lot Area*
9200	9200

Existing Open Space, Usable*	Proposed Open Space, Usable*
0	0

Existing Open Space, Landscaped*	Proposed Open Space, Landscaped*
0	0

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area	Accessory Building, Proposed Gross Floor Area
0	0

Basement or Cellar, Existing Gross Floor Area ⓘ	Basement or Cellar, Proposed Gross Floor Area
0	0

1st Floor, Existing Gross Floor Area	1st Floor, Proposed Gross Floor Area
0	0

2nd Floor, Existing Gross Floor Area	2nd Floor, Proposed Gross Floor Area
0	0

3rd Floor, Existing Gross Floor Area	3rd Floor, Proposed Gross Floor Area
0	0

4th Floor, Existing Gross Floor Area	4th Floor, Proposed Gross Floor Area
0	0

5th Floor, Existing Gross Floor Area	5th Floor, Proposed Gross Floor Area
0	0

Attic, Existing Gross Floor Area 	Attic, Proposed Gross Floor Area
0	0

Parking Garages, Existing Gross Floor Area 	Parking Garages, Proposed Gross Floor Area
0	0

All weather habitable porches and balconies, Existing Gross Floor Area	All weather habitable porches and balconies, Proposed Gross Floor Area
0	0

Total Existing Gross Floor Area	Total Proposed Gross Floor Area
---------------------------------	---------------------------------

<input type="text" value="0"/> 	<input type="text" value="0"/> 
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APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:

- Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.*



Applicant's Signature*

 Nick Boit
Sep 4, 2024

Douglas A. Troyer

100 Summer Street
Suite 2250
Boston, MA 02110

617.488.8236 voice
617.824.2020 fax
508.524.2761 cell
dtroyer@pierceatwood.com
www.pierceatwood.com

MEMORANDUM IN SUPPORT OF SPECIAL USE PERMIT APPLICATION

To: Town of Arlington – Zoning Board of Appeals
From: Douglas A. Troyer, on behalf of Pond Lane Realty, LLC
Re: 20 Pond Lane, Arlington, MA - Special Use Permit Application
Parcel Id No. 10-4-5.A
Date: September 12, 2024

Dear Honorable Members of the Zoning Board of Appeals:

This Memorandum is submitted to the Town of Arlington Zoning Board of Appeals (hereinafter the “ZBA”) on behalf of our client, Pond Lane Realty, LLC (“Applicant”) in support of its Application for Special Use Permit pursuant to Sections 8.1.1(A) and 3.3 of the Town of Arlington Zoning Bylaws (the “Bylaw”) to continue the use of the existing commercial garage for commercial office use, storage of vehicles and equipment, and light construction work at the property located at 20 Pond Lane, Arlington, MA (“Property”).

I. FACTUAL BACKGROUND

The Property is located in the Town’s R-2 Zoning District and is classified as a residential/commercial property containing .211 acres (approximately 9,200 sq ft.) with a 4,418 sf ft two- family residence and a 3,375 sq. ft. commercial garage located on the Property. (See Property Card attached hereto as **Exhibit “A”**). This application pertains to the use of the existing commercial garage located on the Property only.

The Applicant purchased the Property from Edward C. Simonian, Trustee of the Philip Simonian Realty Trust on October 26, 2015. (See copy of Deed recorded with the Middlesex South Registry of Deeds in Book 66280, Page 526 attached hereto as **Exhibit “B”**). From 1963 to the present, the garage located on the Property has been used for commercial purposes. The Applicant intends to list the Property for sale and prior to filing this application the Applicant was instructed by the Inspectional Services Director that a special use permit from the ZBA is necessary. Thus, the Applicant submits this application to clarify that the use of the commercial

garage for office, storage of vehicles and equipment, and light construction work is a legal current use of the commercial garage, and if necessary, to request a special use permit for the continuance of the pre-existing non-conforming commercial use. No changes are being made to the Property or to the existing buildings located on the Property.

A copy of the existing conditions Plot Plan is attached hereto as **Exhibit "C"**.

HISTORY OF THE COMMERCIAL USE OF THE PROPERTY

1. In June of 1961 Philp and Margaret Simonian purchased the Property, which at that time only contained the residential structure.

2. Mr. Simonian was the owner of State Coal & Oil Co., and from the summer of 1961 to 1963 used the Property to store commercial vehicles and equipment for his business.

3. In or around May of 1963, Mr. Simonian sought a variance from the ZBA due to a decision of the then Inspector of Buildings concerning the Inspector's refusal to issue a building permit for the construction of a commercial garage at the Property as such use was in violation of Section 14 of the Zoning Bylaws in effect at that time. Mr. Simonian was seeking to construct the garage to house his commercial vehicles and equipment and operate his business from the garage.

4. Public hearings were held in May of 1963 and the ZBA issued a decision in ZBA Case #779 permitting the construction of the commercial garage for his business and to be used for storage of commercial vehicles and equipment of Mr. Simonian's fuel business on the Property. (See **Exhibit D**).

5. Subsequent to the ZBA's decision, Mr. Simonian constructed the commercial garage on the Property. The garage consists of a flat-roof cinder block structure that is 45' wide and 75' long (3,375 sq. ft.) and 14' in height. The garage contains a large storage space area, office for business operations, a mezzanine storage area and two bathrooms for employees. (Copies of photos taken in 2011 attached hereto as **Exhibit "E"** show the garage as originally constructed).

6. In July of 1965, Mr. Simonian filed a petition with the ZBA seeking permission to further rent the commercial garage located on the Property for business use. At that time, Mr. Simonian was using a small portion of the garage for his company's business office but was no longer using the remainder of the space in the garage. Mr. Simonian sought permission to rent the remaining space in the garage to a commercial business involved in industrial truck batteries and battery charging devices for the operation of their business and storage of their vehicles and equipment. The ZBA granted the petition permitting the requested use at the Property. (See ZBA Case #959 attached hereto as **Exhibit "F"**).

7. Subsequent to 1963, the ownership of the Property was conveyed amongst Mr. Simonian's family. In 1978 Mr. and Mrs. Simonian conveyed ownership of the Property to the

Philip Simonian Realty Trust. In 1990 and again in 2004 the Property was conveyed to the Successor Trustees of the Philip Simonian Realty Trust.

8. From 1963 to 2015, the Simonian Family continued to rent out the garage for commercial uses and an auto body shop and auto mechanic business operated out of the garage during the majority of this time period. (See **Exhibit E**).

9. On October 26, 2015, the Applicant purchased the Property. (See **Exhibit B**). At that time the auto body shop stopped operating out of the garage and Arlington Motor Mart remained as a tenant of the Applicant and continued to perform auto repair work at the Property until 2020.

10. Additionally, from October 2015 to end of 2022, the Applicant's prior property management company, Barrington Management Company and Brigs LLC, used a portion of the garage for its maintenance division for the storage of materials, use as a woodworking shop, and parking for commercial vehicles. The Applicant further rented the garage to Flagship Cleaning Services, later renamed Syntegra, a commercial cleaning company who also used the garage for storage of materials and supplies, storage of commercial cleaning vehicles and used the office in the garage for its main office for operations.

11. The Applicant has replaced the roof on the garage and performed some interior work to clean-up the garage storage area, office, and restrooms. In 2019, the Applicant painted the garage while doing renovation work to the residential structure on the Property. (See photos attached hereto as **Exhibit "G"**).

12. In or around late 2022 to the Spring of 2023, the Applicant continued to perform maintenance work to the Property and contacted the Director of the Recreational Commission concerning the creation a buffer area between the Property and the abutting Town Property. The Town currently rents its land to Arlington/Belmont Crew organization who uses the Town's property to store its recreational boats and equipment. In the Spring of 2023, the Recreational Commission approved work allowing the Applicant to remove certain pavement and install a landscape buffer consisting of stone gravel, and several hedges and trees on the boundary line separating and creating a buffer area between the properties. (See **Exhibit C** and copies of photos of the existing conditions at the site along with photos showing the interior of the garage attached hereto as **Exhibit "H"**).

13. From 2022 to December 2023 the garage was used by Buffington, LLC, a real estate management company for use as a maintenance facility, site of operations and parking of commercial vehicles and equipment. The Applicant is currently considering placing the Property on the market and is considering his options concerning the continued commercial operations for the garage.

14. Thus, from the garage's initial construction in 1963 to the present, the garage has been used for commercial operations for office use, storage of vehicles and equipment and light construction by the owner of the Property and by its tenants. The Applicant seeks permission to

continue such use and further seeks clarification that should the Property be sold that any subsequent owner would be able to use the garage in the same historical manner.

I. REQUEST FOR SPECIAL USE PERMIT AND FINDING THAT THE PRE-EXISTING NON-CONFORMING USE OF THE GARAGE FOR STORAGE OF COMMERCIAL VEHICLES AND EQUIPMENT AND LIGHT CONSTRUCTION WORK SHALL NOT BE SUBSTAINALLY MORE DETRIMENTAL THAT THE EXISTING NON-CONFORMING USE TO THE NEIGHBORHOOD.

Relevant portions of Section 8.1.1(A) of the Bylaws provides as follows:

Except as provided in this Section, this Bylaw shall not apply to structures or uses lawfully in existence or lawfully begun, or to a building permit or special permit issued before the first publication of notice of the public hearing on this Bylaw (December 14, 2017)... Pre-existing nonconforming structures or uses may be extended or altered, provided, that no such extension or alteration shall be permitted unless there is a finding by the Board of Appeals that such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming structure or use to the neighborhood.

It is the Applicant's position that the proposed continued use of the garage at the Property shall not be substantially more detrimental than the existing nonconforming use to the neighborhood. Furthermore, the Applicant states that as provided in more detail below, its pending Application for Special Use Permit meets the criteria set forth in Section 3.3.3 of the Bylaw as follows:

1. The Requested Use is Essential or Desirable to the Public Convenience and Welfare:

Since its construction in 1963 the commercial use of the garage on the Property has been for the storage of commercial vehicles and equipment along with office use, auto body work and auto repair work. The Applicant's request to continue the use of the garage for the storage of commercial vehicles and equipment, office use, and light construction work is consistent with the historical use of the garage and is in fact less intrusive than when the garage was used as an auto body shop and auto repair shop. The use is consistent with other uses in the neighborhood as the abutting Town property is being used for the storage of recreational equipment for the Arlington/Belmont Crew organization who stores their vehicles, trailers, crew boats, and other equipment on the Town property.

As the Property is fully developed - there are no changes proposed to the garage structure, driveway, drainage, utilities or other infrastructure servicing the Property - and the requested use is consistent with what has historically been used at the Property, the requested commercial use of the garage will continue to fit seamlessly with the community and neighborhood.

2. The Requested Use Will Not Create Undue Traffic Congestion, or unduly Impair Pedestrian Safety:

The Applicant states that the proposed project will not involve any changes to the driveway or parking area on the Property. Additionally, there are no proposed changes to the traffic flow, access, parking and pedestrian circulation that has been in existence at the Property for over 61 years. The Applicant anticipates that in addition to 2 vehicles parking in the driveway for the residential use for the Property, that approximately 2 commercial vehicles for employees will use the driveway area for parking and that the remaining vehicles will be parked inside of the garage which has ample storage area.

Therefore, because there no changes proposed to the structure or facilities on the Property and due to the fact that the requested use is consistent with the historical uses of the garage, it is the Applicant's position that its requested use of the garage will not create any undue traffic congestion, or unduly impair pedestrian safety.

3. The Requested Use Will Not Overload Any Public Water, Drainage Or Sewer System, Or Any Other Municipal System To Such An Extent That The Requested Use in the Immediate Area Or Any Other Area Of The Town Will Be Unduly Subjected To Hazards Affecting Health, Safety Or The General Welfare:

As provided above, the garage was fully developed in 1963 and there are no changes being proposed to the drainage, utilities and other infrastructure servicing the Property as they are all more than adequate to accommodate the continue commercial use of the garage. Additionally, no hazardous materials will be stored on Property.

4. The Special Provisions For The Requested Use Under the Bylaw Are Fulfilled.

As provided above, the garage structure and commercial use of the garage was permitted by the ZBA in 1963. The commercial use of the garage is proposed to be that of storage of commercial vehicles and equipment, office use, and proposed light construction work to be performed inside of the garage. Pursuant to Section 8.1.1(A) of the Bylaw, the ZBA may granted the requested use if it finds that the use shall not be substantially more detrimental than the existing nonconforming use to the neighborhood. As provide above, it is the Applicant's position that the ZBA has the necessary facts to make such a finding under the Bylaw.

5. The Requested Use Will Not Impair The Integrity Or Character Of the District Or Adjoining Districts, Nor be Detrimental To the Health or Welfare.

The Applicant directs the ZBA's attention to its statements provided for in Paragraph 1-4 above. Additionally, the Applicant states that the requested use is consistent with the historical commercial use made at the Property since 1963 and permission to continue such use will not impact the integrity or character of the R-2 district or adjoining districts nor be a detriment to the health or welfare of the community.

6. The Requested Use Will Not, By Its Addition To The Neighborhood, Cause An Excess Of the Use That Could Be Detrimental To The Character Of Said Neighborhood.

It is the Applicant's position that due to the fact that the requested use is consistent with the historical use of the garage and that the continuance of such commercial use of the garage for the storage of commercial vehicles and equipment, office use, and light construction work to be performed inside of the garage will not be detrimental to the character of the neighborhood.

III. CONCLUSION

For all of the above reasons, the Property has historically been used for both residential and commercial purposes. The continuance of the requested commercial use of the garage on the Property will fit seamlessly with the existing use at the Property and neighborhood as there will essentially be no change to the uses of the garage on the Property that have been continuously and consistently made since 1963.

Furthermore, as provided above and in the supporting materials submitted in support herewith, it is the Applicant's position that it has shown sufficient evidence to support a finding from the ZBA that the requested use of the garage on the property for the storage of commercial vehicles and equipment, office use, and light construction use will not be substantially more determinantal than the existing nonconforming use to the neighborhood and that its application complies with all applicable criteria set forth in Section 3.3 of the Bylaw to grant the special use permit requested by the Applicant.

Therefore, the Applicant respectfully request that the ZBA grant the Applicant's application for Special Use Permit.

September 12, 2024

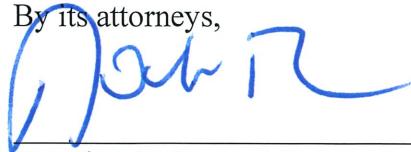
Page -7-

Thank you for your attention to this matter and should you have any questions or require any additional information concerning this Application, please do not hesitate to contact me directly.

Respectfully submitted,

POND LANE REALTY, LLC

By its attorneys,



Douglas A. Troyer
100 Summer Street, 22nd Floor
Boston, MA 02110
(671) 488-8236
dtroyer@pierceatwood.comcc:

cc: Client (via email only)

EXHIBIT “A”



HOME

SEARCH

SUMMARY

INTERIOR

EXTERIOR

ABOUT

| [Printable Record Card](#) | [Previous Assessment](#) | [Condo Info](#) | [Sales](#) | [Zoning](#) | [Comments](#) |

WebPro

Card 1 of 2

[Next Card](#)[Last Card](#)

Location 20 POND LN

Property Account Number 8440

Parcel ID 010.0-0004-0005.A

Old Parcel ID 8440 --

Current Property Mailing Address

Owner POND LANE REALTY LLC

City OCEAN RIDGE

State FL

Zip 33435

Address C/O NICHOLAS BOIT
32 HARBOUR DR N

Zoning R2

Current Property Sales Information

Sale Date 10/26/2015
Sale Price 1,000,000Legal Reference 66280-526
Grantor(Seller) SIMONIAN EDWARD C,

Current Property Assessment

Year 2024

Card 1 Value

Total Parcel Value

Land Area 0.211 acres

Building Value 663,700

Building Value 824,300

Xtra Features Value 0

Xtra Features Value 4,600

Land Value 515,000

Land Value 515,000

Total Value 1,178,700

Total Value 1,343,900

Narrative Description

This property contains 0.211 acres of land mainly classified as Res. / Comm. with a(n) Multi-Conver style building, built about 1900 , having Aluminum exterior and Asphalt Shgl roof cover, with 3 unit(s), 13 total room(s), 5 total bedroom(s), 3 total bath(s), 0 total half bath(s), 0 total 3/4 bath(s).

Legal Description

Property Images

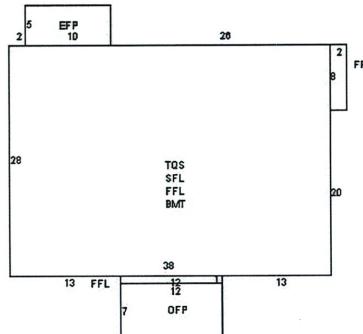


EXHIBIT “B”

Middlesex South Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	:	181865
Document Type	:	DEED
Recorded Date	:	October 26, 2015
Recorded Time	:	02:49:32 PM
Recorded Book and Page	:	66280 / 526
Number of Pages(including cover sheet)	:	3
Receipt Number	:	1874080
Recording Fee (including excise)	:	\$4,685.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 10/26/2015 02:49 PM
Ctrl# 232809 19350 Doc# 00181865
Fee: \$4.560.00 Cons: \$1.000.000.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.cambridgedeeds.com

QUITCLAIM DEED

Edward C. Simonian, of Centerville, Barnstable County, Massachusetts for consideration paid and in full consideration of ONE MILLION AND 00/100 DOLLARS (\$1,000,000.00) grants to POND LANE REALTY, LLC a Massachusetts limited liability company, of 376 Massachusetts Avenue, Arlington, Massachusetts 02474

WITH QUITCLAIM COVENANTS
all right, title and interest in and to that certain parcel of land with the buildings and improvements thereon known as 20 Pond Lane, Arlington, Middlesex County, Massachusetts, being more particularly described as follows:

The land with the buildings and improvements thereon situate in Arlington, Middlesex County, Massachusetts, situate on Pond Lane and shown as Lot "B" on "Plan of Land in Arlington, Mass." dated August 25, 1939, M. Waters, C.E. recorded with Middlesex South District Deeds Book 6323, Page 475, bounded and described:

NORTHERLY: by Pond Lane, eighty-seven and 49/100 (87.49) feet;
EASTERLY: by land of owners unknown, one hundred thirty (130) feet;
SOUTHERLY: by Lot A on said plan, eighty (80) feet; and
WESTERLY: by Lot A on said plan, one hundred (100) feet, more or less.

Containing 9,200 square feet of land, more or less.

For title, see deed recorded with Middlesex County Southern District Registry of Deeds Book 41726 Page 393.

The subject premises is conveyed subject to tenants and occupants.

I, the undersigned Edward C. Simonian, do hereby revoke, rescind and terminate any and all homestead rights in the herein property and do under oath depose and say that there are no other individuals entitled to claim the benefit of any existing estate of homestead in and to the property.

Executed as a sealed instrument this 26th day of October, 2015.

Edward C. Simonian
Edward C. Simonian

COMMONWEALTH OF MASSACHUSETTS

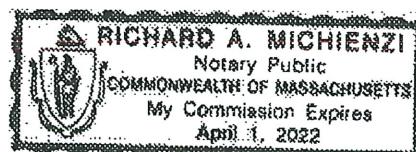
Massachusetts.

On this 26th day of October, 2015, before me, the undersigned notary public, personally appeared Edward C. Simonian proved to me through satisfactory evidence of identification, which was Mass Drivers License, known to me to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

10/10/16

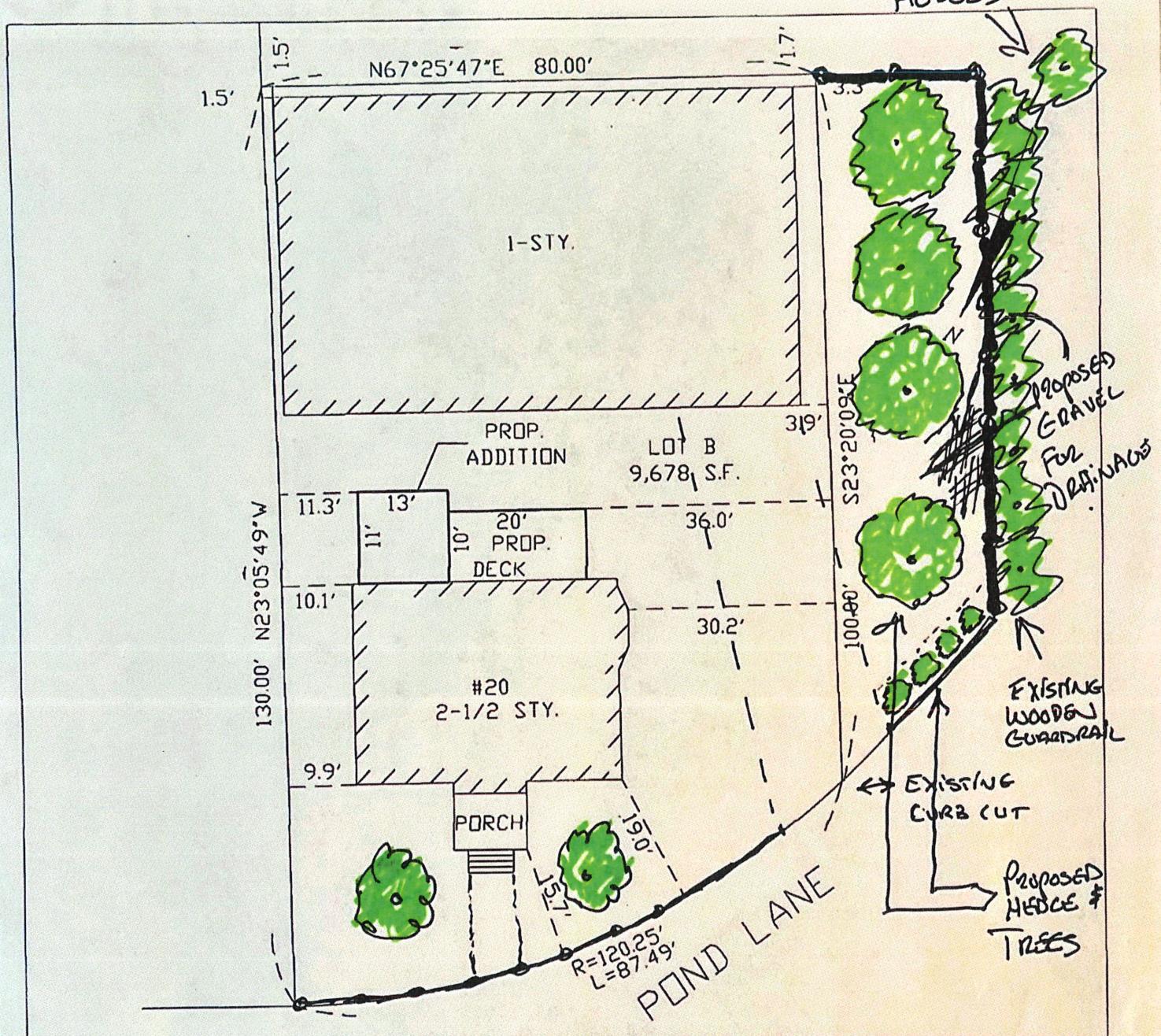
NOTARY PUBLIC

My Commission Expires: _____



RealEstFrm/Simonian/26PondLane(Sale)/Quitclaim Deed.doc

EXHIBIT “C”



NOTE:

I HEREBY CERTIFY THAT THIS PLAN HAS
BEEN PREPARED FROM AN ACTUAL ON THE
GROUND INSTRUMENT SURVEY.



PAUL J. FINOCCHIO P.L.S. No.36115

DATE

4/20/17

PLOT PLAN OF LAND

IN
ARLINGTON, MA

PREPARED BY:
PJF & ASSOCIATES
4 HIGHLAND AVE WAKEFIELD, MA
PAUL J. FINOCCHIO-P.L.S.
(781)883-5473

SCALE: 1" = 20'

DEED REF.:

DATE: APRIL 25, 2017

FILE No.:6953 33 of 209

EXHIBIT “D”

TOWN OF ARLINGTON
ZONING
BOARD OF APPEALS
APPEAL NO. 779

of Philip Simonian

Statement of Facts.

The Zoning Board of Appeals, hereinafter called the "Board" conducted a public hearing on the appeal of Philip Simonian of Arlington from the refusal, on March 19, 1963, of the Inspector of Buildings to issue a permit for the construction of a garage to house vehicles and equipment on his property located at 20 Pond Lane.

The action of the Inspector of Buildings was automatic since the proposed would be used to house commercial vehicles constituting a violation of Section 14 of the Zoning By-Law.

The appeal was filed in the office of the Inspector of Buildings on April 3, 1963. The hearing was held at the Town Hall on Tuesday evening, May 7, 1963 after due notice had been given by publication in the Arlington Advocate on April 11 and 18, 1963 and by mail, postage prepaid, to owners of real estate opposite to and abutting on the property in question, and to other parties in interest, whose names and addresses are recorded on a separate list which forms a part of the official record of these proceedings, and by posting the property.

The members of the Board present were:

Ralph F. Tuller, Chairman
Alfred C. Bridgens, Secretary
John J. Bilafer

The appellant was present at the hearing accompanied by his builder, Rugo Santini, Santini Sons, Inc., 116 Magnolia St., Arlington, Mass. Also present at the hearing were Valma Jenkins, 9 Pond Lane, Thomas F. McCarthy, 19 Pond Lane, Vincent Govoni, 21 Pond Lane, who were recorded in favor of granting the petition. Mr. & Mrs. Fred S. Karaganis, 21 Wyman Terrace did not favor the petition, but their objections were directed toward an unsightly condition existing in the rear of Arlington Pipe and Supply rather than with the garage proposed by appellant.

The property involved in this appeal is shown on Block Plan #10 as Lot B numbered 20 Pond Lane containing a dwelling house on 9200 sq. ft. of land.

Active businesses are presently being carried on in the immediate area. On a lot adjacent is a Storm Window Factory and to the rear of appellant's lot is located a plumbing supply house.

Appellant, the owner of State Coal & Oil Co. purchased the property in the Summer of 1961 and since that time has been using it for the storage of his vehicles and equipment.

The proposed garage would be a dwelling 14' high, 45' wide and 75' long of cinder block construction and would be located at the rear of the lot at a distance of 19' from the existing dwelling in accordance with the plan submitted by the appellant.

It is noted by the Board that the proposed location of the garage is in immediate proximity to other commercial buildings in the area. The contours of the proposed garage would be in keeping with this business atmosphere. It would seem that a garage to house appellant's vehicles and equipment would provide a much neater appearance to the property than is evident at present.

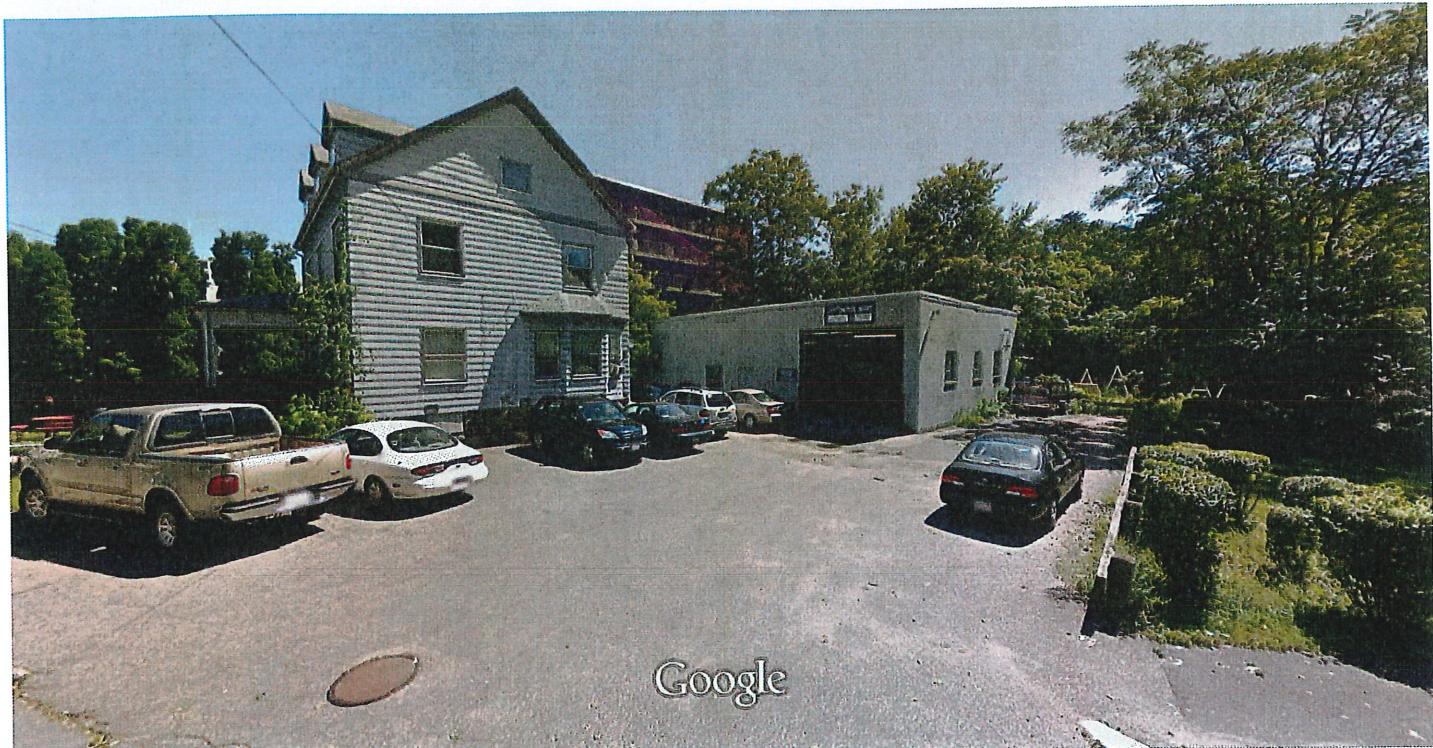
It is the opinion of the Board that the purpose for which the appellant wishes to use the proposed dwelling causes a hardship to appellant and that relief may be granted without detriment to the public good or to the intent of the Zoning By-Law.

It is the unanimous decision of the Board that the appeal shall be allowed and the Inspector of Buildings is authorized to issue the necessary permit for construction located substantially as shown on the plot plan submitted.

EXHIBIT “E”



Google



Arlington, Massachusetts

Street View - Aug 2011

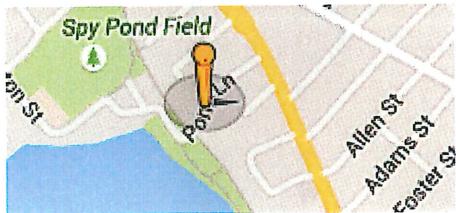


Image capture: Aug 2011 © 2015 Google





EXHIBIT “F”

TOWN OF ARLINGTON
ZONING
BOARD OF APPEALS
PETITION NO. 959
OF Philip Simonian

Statement of Facts.

The Zoning Board of Appeals, hereinafter called the "Board" conducted a public hearing on the petition of Philip Simonian of Arlington, seeking permission to rent the premises at 20 Pond Lane for business use.

The proposed use of the premises would be at variance with Section 14 of the Zoning By-Law.

The petition was filed in the office of the Inspector of Buildings on July 5, 1967. The hearing was held at the Town Hall on Tuesday evening, July 25, 1967 after due notice had been given by publication in the Arlington News on July 13, and 20, and by mail, postage prepaid, to owners of real estate opposite to and abutting on the property in question, and to other parties in interest, whose names and addresses are recorded on a separate list which forms a part of the official record of these proceedings, and by posting the property.

The members of the Board present were:

Ralph F. Tuller, Chairman
Alfred C. Bridgens, Secretary
John R. Kenny

The petitioner was present in person at the hearing.

The property involved in this petition is shown on Block Plan #10 as Lot 10, numbered 20 Pond Lane, located in a Residence B District.

The building here involved was constructed by Mr. Simonian pursuant to authority granted in 1963 by this Board in Case #779. It is a flat-roofed cinder block garage-type building 45' wide and 75' long. It was built to provide storage space for vehicles and equipment used in petitioner's fuel oil business.

The petitioner continues to use a relatively small portion of the building as business office space, but he no longer uses the rest of the building for the purpose for which it was built. Instead, he seeks approval of the rental of the premises to Harrington Equipment Co., which is a service business, formerly located at 17 Mill Street, involved with industrial truck batteries and battery charging devices.

The Harrington concern presently consists of the owner and two employees. There is a pickup truck which is the only vehicle owned by the business. The operation of the business does not involve any heavy work or noisy operations,

Philip Simonian

#959

Page 2.

nor is there any appreciable traffic to the premises by customers or suppliers. Harrington will construct an office space approximately 18' by 14', and he will use the rest of the building, except for the offices retained by Mr. Simonian, for his active business and equipment storage purposes.

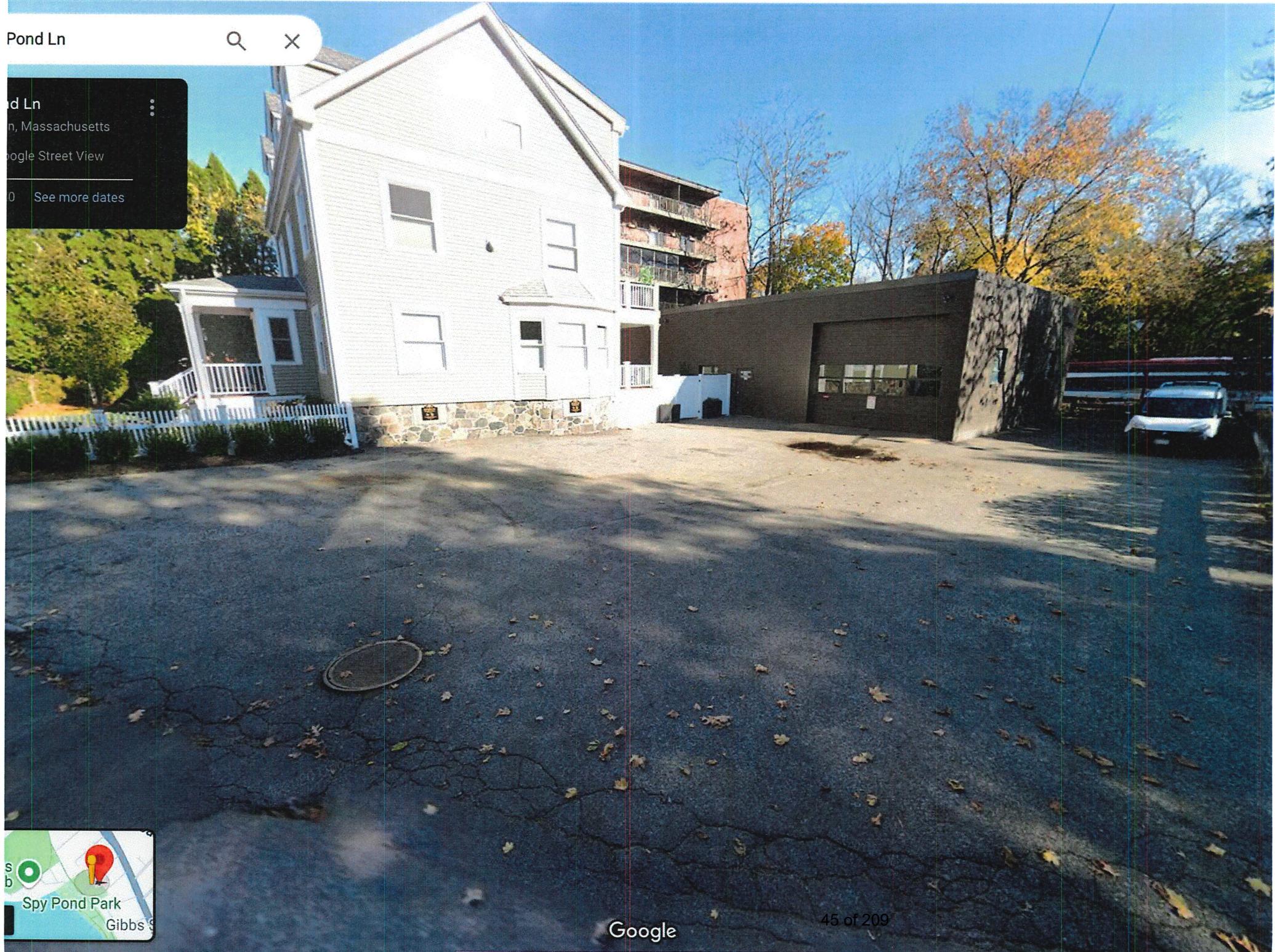
It seems clear that the Harrington business will be less actively at variance with the residential neighborhood in which it is located than was the storage of fuel oil trucks and equipment by Mr. Simonian.

It is the unanimous decision of the Board that the petition shall be allowed, authorizing the use of the premises for business purposes substantially similar to those now being conducted by Harrington Equipment Co.

EXHIBIT “G”

Pond Ln
Winchendon, Massachusetts
View Street View

0 See more dates



Google Maps

Arlington, Massachusetts

Google Street View

Nov 2020 See more dates

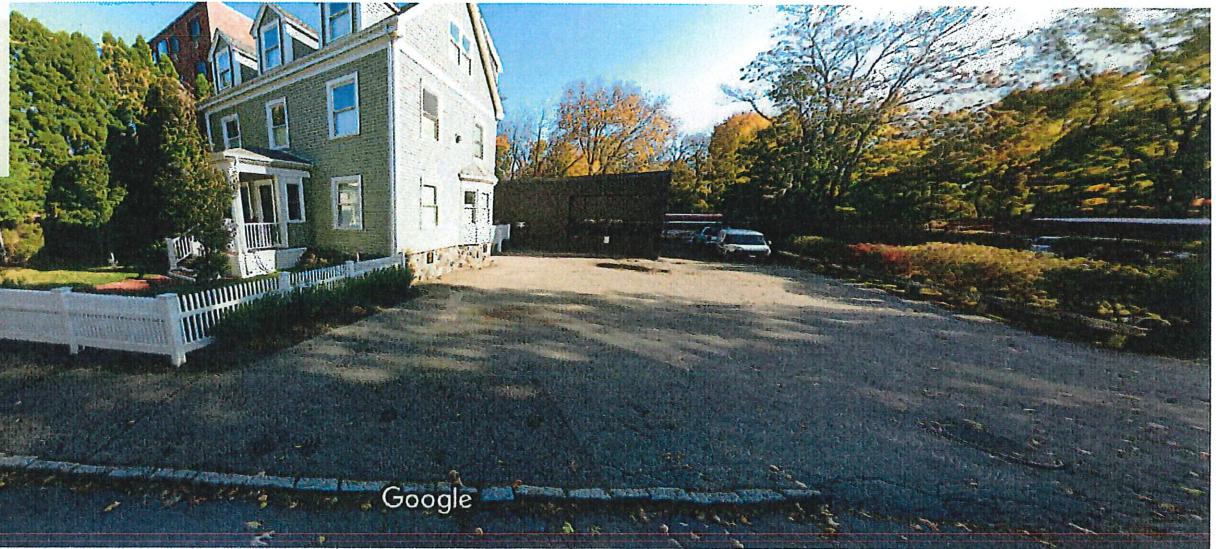


Image capture: Nov 2020 © 2024 Google

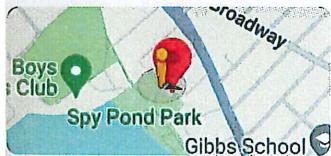


EXHIBIT “H”





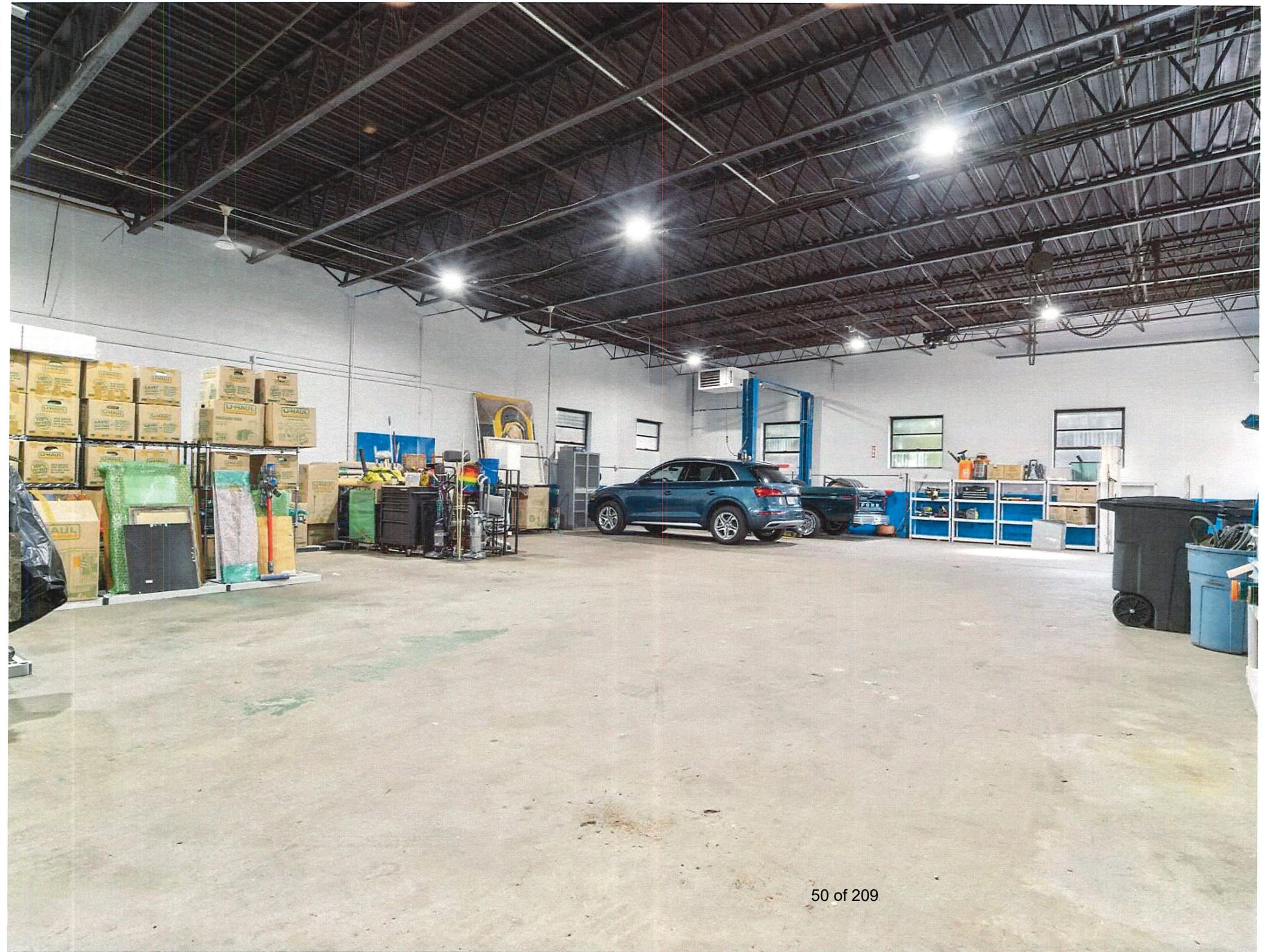




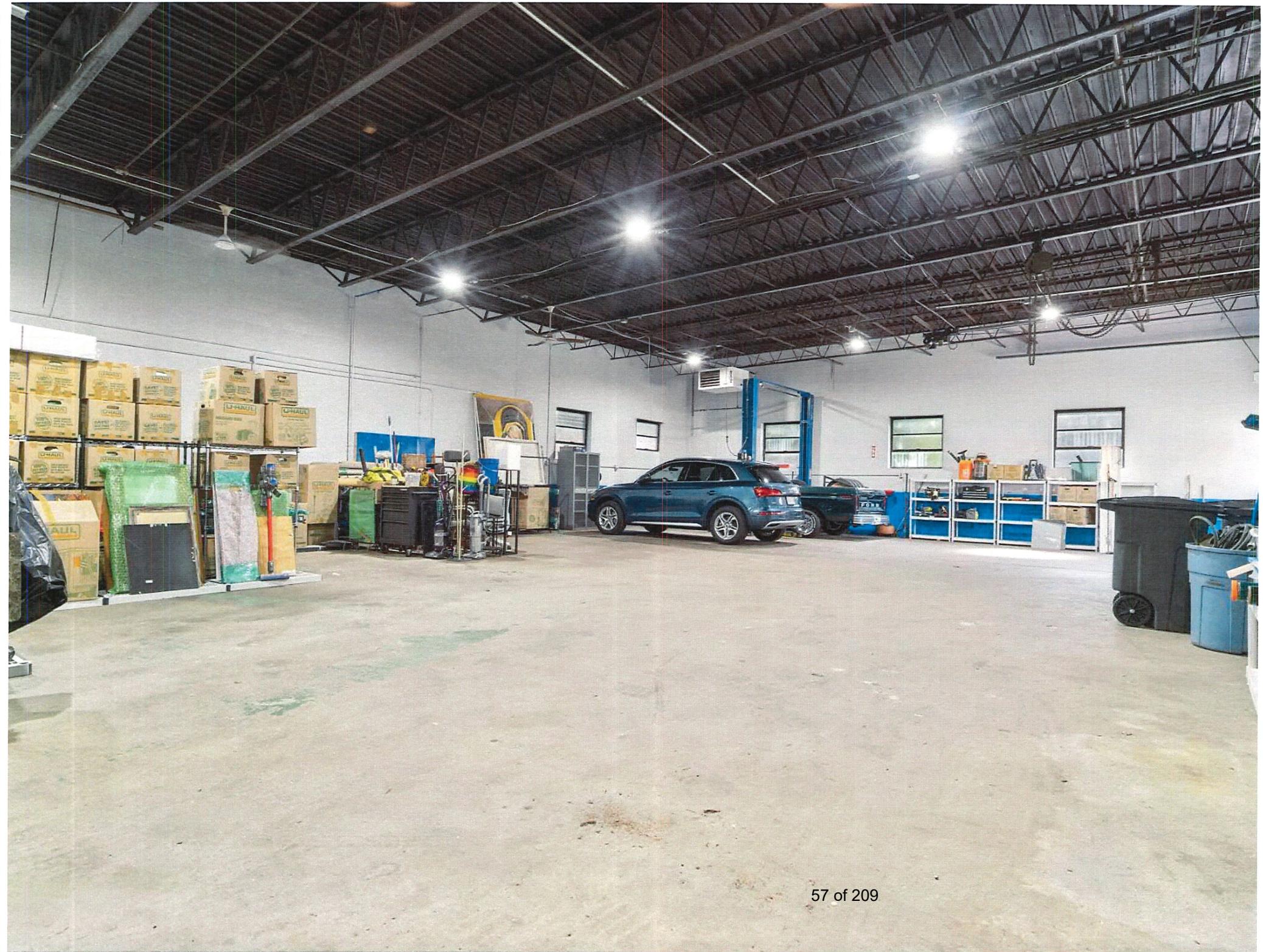




EXHIBIT “H”













**CERTIFIED ABUTTERS LIST****Date: September 24, 2024****Subject Property Location: 20 POND LN Arlington, MA****Subject Parcel ID: 10-4-5.A****Search Distance: 300 Feet**

Parcel ID	Property Location	Owner 1	Owner 2	Mail Address 1	Mail Address 2	City/Town	State	Zip
10.A-4-3	374 MASS AVE UNIT 2	BACHANOWSKI JOHN S &	KIEWRA KARIN A	374 MASS AVE	UNIT 2	ARLINGTON	MA	02474
10.A-4-4	374 MASS AVE UNIT 3	LUSTIG DAVID &	TAO XIANGLONG	374 MASS AVE	UNIT 3	ARLINGTON	MA	02474
10.A-4-5	374 MASS AVE UNIT 4	THOMPSON FRED & QUINBY		31 WOODBURY ST		SOUTH PORTLAND	ME	04106
9.A-2-1	19 WYMAN TERR UNIT 1	WISE WILLIAM	GUERRERO ABEL	19 WYMAN TERR	UNIT 1	ARLINGTON	MA	02474
9.A-2-2	19 WYMAN TERR UNIT 2	ALBERT MAURA H & BLAIR LINDA J	TRS/ MAURA H ALBERT REVOCABLE	19 WYMAN TERR	UNIT 2	ARLINGTON	MA	02474
10.A-3-9	9--11 POND LN UNIT 9	SITOMER MARION		9 POND LN		ARLINGTON	MA	02474
10.A-3-11	9--11 POND LN UNIT 11	CREEDON PAUL A	CLUNIE PAIGE A	11 POND LN		ARLINGTON	MA	02474
10.A-5-1	46-48 POND LN UNIT 1	MORRISON LAI-KUEN & DONALD M		46 POND LN	UNIT 1	ARLINGTON	MA	02474
10.A-5-2	46-48 POND LN UNIT 2	RUSSELL KAREN J/ TRUSTEE	KAREN RUSSELL 2023 TRUST	46 POND LN	UNIT 2	ARLINGTON	MA	02474
10.A-3-16.1	16 AVON PL UNIT 1	CAPODANNO JILL & AMIE &	BLOUIN LYN	16 AVON PL	#1	ARLINGTON	MA	02474
10.A-3-16.2	16 AVON PL UNIT 2	SANDSTEDT DANIEL M &	CAPODANNO AMIE	16 AVON PL	#1	ARLINGTON	MA	02474
10.A-2-11.1	11 AVON PL UNIT 1	SCHWINGEL LOUISE	SCHWINGEL RICHARD E	11 AVON PL	UNIT 1	ARLINGTON	MA	02474
10.A-2-11.2	11 AVON PL UNIT 2	EZEKOWITZ ANDREW	LIU LIQUN	11 AVON PL	UNIT 2	ARLINGTON	MA	02474
9-1-6	16 WYMAN TERR	BURNHAM JAMES NEAL ETAL/ TRS	JAMES NEAL BURNHAM & SUSAN	16 WYMAN TERR		ARLINGTON	MA	02474
9-1-7	12--14 WYMAN TERR	14 WYMAN TERRACE LLC		98 RICHFIELD RD		ARLINGTON	MA	02474
9-2-2.A	0-LOT POND LN	TOWN OF ARLINGTON PARK DEPT		730 MASS AVE		ARLINGTON	MA	02476
9-2-4	360 MASS AVE	MULHERN ROBERT & TINA		360 MASS AVE		ARLINGTON	MA	02474
9-2-5	358 MASS AVE	PEEL RE LLC		358 MASS AVE		ARLINGTON	MA	02474
9-2-6	3 WYMAN TERR	NYBERG JONATHAN	DOLAN DAVID/SARA Q.	P.O. BOX 292		ARLINGTON	MA	02476
9-2-7	9 WYMAN TERR	BOEHM BERNARD L/TRUSTEE	BERNARD BOEHM TRUST	9 WYMAN TERR		ARLINGTON	MA	02474
9-2-8	11--13 WYMAN TERR	SHEEHAN JOANNE M/ TRUSTEE	J.M.S. WYMAN TERRACE TR-2022	25 MORNINGSIDE DR		ARLINGTON	MA	02474
9-2-9	15--17 WYMAN TERR	SARGENT ENRAKU &	SAU ANNA	242 WESTON RD		WELLESLEY	MA	02482
9.A-2-3	19 WYMAN TERR UNIT 3	MACLEOD AMY & GLEN A ETAL/ TRS	AMY MACLEOD REVOCABLE TRUST OF	19 WYMAN TERR	UNIT 3	ARLINGTON	MA	02474
9-2-11	21 WYMAN TERR	SPY POND LLC		21 WYMAN TER		ARLINGTON	MA	02474
9-2-12	25--27 WYMAN TERR	CHASSE MARY		25 WYMAN TERR		ARLINGTON	MA	02474
9-3-1	0-LOT POND LN	TOWN OF ARLINGTON PARK		730 MASS AVE		ARLINGTON	MA	02476
9.A-2-10	12 POND LN UNIT 10	LI HUIMING	ZENG YUANCHUN	17 JUSTIN ST		LEXINGTON	MA	02420
9.A-2-12	12 POND LN UNIT 12	KE YUE	MENG YUXI	11 OCTOBER LN		WESTON	MA	02493
9.A-2-20	12 POND LN UNIT 20	WONG CHING-WAH		5 CONCORD AVE	UNIT 52	CAMBRIDGE	MA	02138
9.A-2-21	12 POND LN UNIT 21	LIMANI FATON	URUCI-LIMANI GERTA	34 ROCKLAND AVE		ARLINGTON	MA	02474
9.A-2-22	12 POND LN UNIT 22	BUCK JAMES W		12 POND LN	UNIT 22	ARLINGTON	MA	02474
9.A-2-23	12 POND LN UNIT 23	SPITZKOFF CRAIG		31 BROKEN TREE RD		NEWTON	MA	02459
9.A-2-24	12 POND LN UNIT 24	ZENG FENG	JIANG BOLAN	12722 KINSLEY CT		SAN DIEGO	CA	92129
9.A-2-25	12 POND LN UNIT 25	LOADWICK GEORGE J		12 POND LN	UNIT 25	ARLINGTON	MA	02474
9.A-2-26	12 POND LN UNIT 26	WEN CHIN KUEI/TR	WEN SHIAO MOON LEE/TR	294 GLEN RD		WESTON	MA	02493
9.A-2-27	12 POND LN UNIT 27	HANSON WILLIAM J & LORRAINE P/ TRS	KIRSTEN L HANSON TRUST	8 SANDY RIDGE RD		STERLING	MA	01564

**CERTIFIED ABUTTERS LIST****Date: September 24, 2024****Subject Property Location: 20 POND LN Arlington, MA****Subject Parcel ID: 10-4-5.A****Search Distance: 300 Feet**

Parcel ID	Property Location	Owner 1	Owner 2	Mail Address 1	Mail Address 2	City/Town	State	Zip
9.A-2-30	12 POND LN UNIT 30	ARLINGTON REAL ESTATE TRUST		C/O CHING-WAH WONG	5 CONCORD AVE #52	CAMBRIDGE	MA	02138
9.A-2-31	12 POND LN UNIT 31	ROSSIEN ANITA W/TRUSTEE	AR12 POND LAND REALTY TRUST	12 POND LN	#31	ARLINGTON	MA	02474
9.A-2-32	12 POND LN UNIT 32	KUNSMAN CHARLES		12 POND LN	UNIT 32	ARLINGTON	MA	02474
9.A-2-33	12 POND LN UNIT 33	MERRILL DONALD A/TRUSTEE	LUCAS ANNE MARIE/TR	12 POND LN	UNIT 33	ARLINGTON	MA	02474
9.A-2-34	12 POND LN UNIT 34	SAWANT MIHIR PREMSING		12 POND LN	UNIT 34	ARLINGTON	MA	02474
9.A-2-35	12 POND LN UNIT 35	GORKA CAROLYN		12 POND LN	UNIT 35	ARLINGTON	MA	02474
9.A-2-36	12 POND LN UNIT 36	JOHNSON DAVID H/ TRUSTEE	DAVID H JOHNSON TRUST	25 THORNTON WAY	APT 305	BRUNSWICK	ME	04011
9.A-2-37	12 POND LN UNIT 37	YANNAKEAS ELIAS/TRUSTEE	YANNAKEAS REALTY NOMINEE TRUST	119 YDRAS ST	KALAMATA	MESSINIAS GREECE		24100
9.A-2-40	12 POND LN UNIT 40	LI RUI		70 ALBERT AVE		BELMONT	MA	02478
9.A-2-41	12 POND LN UNIT 41	BORGERS CHRISTOPH	WONG AMY O	12 CHERRY ST		LEXINGTON	MA	02421
9.A-2-42	12 POND LN UNIT 42	SANTIAGO CARRIE		12 POND LN	APT 42	ARLINGTON	MA	02474
9.A-2-43	12 POND LN UNIT 43	DRUM LLC		190 CUTLERS FARM RD		MONROE	CT	06468
9.A-2-44	12 POND LN UNIT 44	PARUCHURU RAJANY		16 PLEASANT ST		NEEDHAM	MA	02492
9.A-2-45	12 POND LN UNIT 45	BOND EDITH G		12 POND LN	UNIT 45	ARLINGTON	MA	02474
9.A-2-46	12 POND LN UNIT 46	PATEL PRAFUL V		135 MYSTIC ST		ARLINGTON	MA	02474
9.A-2-47	12 POND LN UNIT 47	FAITH EDWARD P		12 POND LN	UNIT 47	ARLINGTON	MA	02474
9.A-2-50	12 POND LN UNIT 50	BREITENBACH MARIE		12 POND LN	#50	ARLINGTON	MA	02474
9.A-2-51	12 POND LN UNIT 51	LIN CHUAN	CAO HUAIGU	10 PEARL ST		LEXINGTON	MA	02420
9.A-2-52	12 POND LN UNIT 52	DIBELLO PAUL	COLONESE DAWN	12 POND LN	UNIT 52	ARLINGTON	MA	02474
9.A-2-53	12 POND LN UNIT 53	KIM MIN		12 POND LN	UNIT 53	ARLINGTON	MA	02474
9.A-2-54	12 POND LN UNIT 54	BEST AMY JOAN TORRES &	GARCIA JIMMY ANTONIOTORRES	12 POND LN	#56	ARLINGTON	MA	02476
9.A-2-55	12 POND LN UNIT 55	WONG WAH CHING EDITH		5 CONCORD AVE	#52	CAMBRIDGE	MA	02138
9.A-2-56	12 POND LN UNIT 56	BEST AMY JOAN TORRES &	GARCIA JIMMY ANTONIO TORRES	12 POND LN	#56	ARLINGTON	MA	02476
9.A-2-57	12 POND LN UNIT 57	LIU GUIZHONG & XIAOSHA		12 POND LN	UNIT 57	ARLINGTON	MA	02474
9.A-2-60	12 POND LN UNIT 60	HACHEY JEAN N		12 POND LN	#60	ARLINGTON	MA	02474
9.A-2-61	12 POND LN UNIT 61	CHARINOS MARIA		71 ATTIDON STR	KALLITHEA ATHENS	GREECE		17672
9.A-2-62	12 POND LN UNIT 62	DE MONTIGNY WILLIAM		12 POND LN	UNIT 62	ARLINGTON	MA	02474
9.A-2-63	12 POND LN UNIT 63	BAE STELLA	KIM WONTAK	111 ROBBINS RD		WATERTOWN	MA	02472
9.A-2-64	12 POND LN UNIT 64	FERGUSON HOWARD		12 POND LN	UNIT 64	ARLINGTON	MA	02474
9.A-2-65	12 POND LN UNIT 65	DAVIDOW RACHEL B		12 POND LN	UNIT 65	ARLINGTON	MA	02474
9.A-2-66	12 POND LN UNIT 66	HESTIA PROPERTIES LLC		21 AVON PL		ARLINGTON	MA	02474
9.A-2-67	12 POND LN UNIT 67	KILICK MAORI M--ETAL	KILICK KATHLEEN A	12 POND LN	#67	ARLINGTON	MA	02474
9.B-1-101	366 MASS AVE UNIT 101	MASS-ARLINGTON REALTY INC		59 UNION SQ		SOMERVILLE	MA	02143
9.B-1-102	366 MASS AVE UNIT 102	EYE ASSOCIATES REALTY		172 CAN 02 RD 1209		BURLINGTON	MA	01803
9.B-1-103	366 MASS AVE UNIT 103	MASS ARLINGTON REALTY INC	C/O FRANCIS PRIVITERA	59 UNION SQ		SOMERVILLE	MA	02143



CERTIFIED ABUTTERS LIST

Date: September 24, 2024

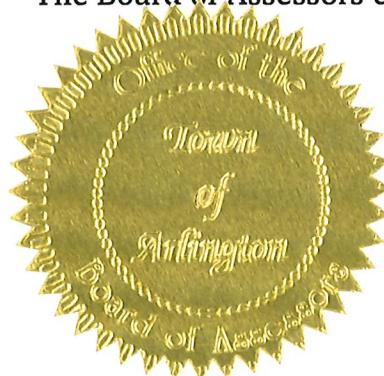
Subject Property Location: 20 POND LN Arlington, MA

Subject Parcel ID: 10-4-5.A

Search Distance: 300 Feet

Parcel ID	Property Location	Owner 1	Owner 2	Mail Address 1	Mail Address 2	City/Town	State	Zip
9.B-1-201	366 MASS AVE UNIT 201	MASS ARLINGTON REALTY INC	C/O FRANCIS PRIVITERA	59 UNION SQ		SOMERVILLE	MA	02143
9.B-1-202	366 MASS AVE UNIT 202	MASS ARLINGTON REALTY INC		59 UNION SQ		SOMERVILLE	MA	02143
9.B-1-203	366 MASS AVE UNIT 203	MASS ARLINGTON REALTY INC	C/O FRANCIS PRIVITERA	59 UNION SQ		SOMERVILLE	MA	02143
9.B-1-204	366 MASS AVE UNIT 204	MASS ARLINGTON REALTY INC	C/O FRANCIS PRIVITERA	59 UNION SQ		SOMERVILLE	MA	02143
9.B-1-301	366 MASS AVE UNIT 301	MASS-ARLINGTON REALTY INC		59 UNION SQ		SOMERVILLE	MA	02143
9.B-1-302	366 MASS AVE UNIT 302	MASS ARLINGTON REALTY INC	C/O FRANCIS PRIVITERA	59 UNION SQ		SOMERVILLE	MA	02143
9.B-1-303	366 MASS AVE UNIT 303	MASS-ARLINGTON REALTY INC		59 UNION SQ		SOMERVILLE	MA	02143
9.B-1-304	366 MASS AVE UNIT 304	MASS ARLINGTON REALTY INC	C/O FRANCIS PRIVITERA	59 UNION SQ		SOMERVILLE	MA	02143
10-2-5	15 AVON PL	BURKE PAUL M & JENNIFER ROSE		659 MASS AVE		ARLINGTON	MA	02474
10-2-6	19 AVON PL	LOGAN MICHAEL J/ ELISABETH	TRS/LOGAN REAL ESTATE TRUST	19 AVON PL		ARLINGTON	MA	02474
10-2-7	25 AVON PL	SMITH SCOTT J/HEATHER A		25 AVON PL		ARLINGTON	MA	02474
10-2-8	29 AVON PL	AVONSTEAD LLC		3 DICKSON ST		SOMERVILLE	MA	02144
10-3-1	390 MASS AVE	KOZELIAN JOHN & SILVA N/ TRS	KOZELIAN REVOCABLE TRUST	8 CHESWICK RD		ARLINGTON	MA	02474
10-3-2	382-384 MASS AVE	CEDAR CREST ARLINGTON LLC		382 MASS AVE		ARLINGTON	MA	02474
10-3-4	7 POND LN	ROZZI PANFILO E		87 CLARK ST		BELMONT	MA	02478
10-3-6	15 POND LN	SIMADER MICHAEL & MELISSA		15 POND LN		ARLINGTON	MA	02474
10-3-7	19 POND LN	SULLIVAN JAMES	SULLIVAN CHRISTINE	19 POND LN		ARLINGTON	MA	02474
10-3-8	21 POND LN	TOWN OF ARLINGTON		730 MASS AVE		ARLINGTON	MA	02476
10-3-9	22-24 AVON PL	SAYIGH SOPHIA E/ TRUSTEE	SOPHIA E SAYIGH TRUST	24 AVON PL		ARLINGTON	MA	02474
10-3-11	12-14 AVON PL	HARDING LORI/GARY S		PO BOX 1111		WESTFORD	MA	01886
10-3-12	8-10 AVON PL	GNEWUCH CHRISTINA & SCOT C		10 AVON PL		ARLINGTON	MA	02474
10-4-1.A	378 MASS AVE	CONNEELY CONTRACTING INC		378 MASS AVE		ARLINGTON	MA	02474
10-4-1.B	10 POND LN	KEEFE KATHERINE G & ROBERT		10 POND LN		ARLINGTON	MA	02474
10.A-4-2	374 MASS AVE UNIT 1	MANTY WILLIAM/TRACY YUEN		374 MASS AVE	UNIT 1	ARLINGTON	MA	02474
10-4-3	370 MASS AVE	ARLINGTON POST NO 39	THE AMERICAN LEGION INC	370 MASS AVE		ARLINGTON	MA	02474
10-4-5.A	20 POND LN	POND LANE REALTY LLC		C/O NICHOLAS BOIT	32 HARBOUR DR N	OCEAN RIDGE	FL	33435
10-5-4	1 POND TERR	REYNOLDS STEPHEN/ETAL	WANAMAKER LISA M	1 POND TERR		ARLINGTON	MA	02474

The Board of Assessors certifies the names and addresses of requested parties in interest, all abutters to subject parcel within 300 Feet



Town of Arlington

Office of The Board of Assessors

730 Massachusetts Ave

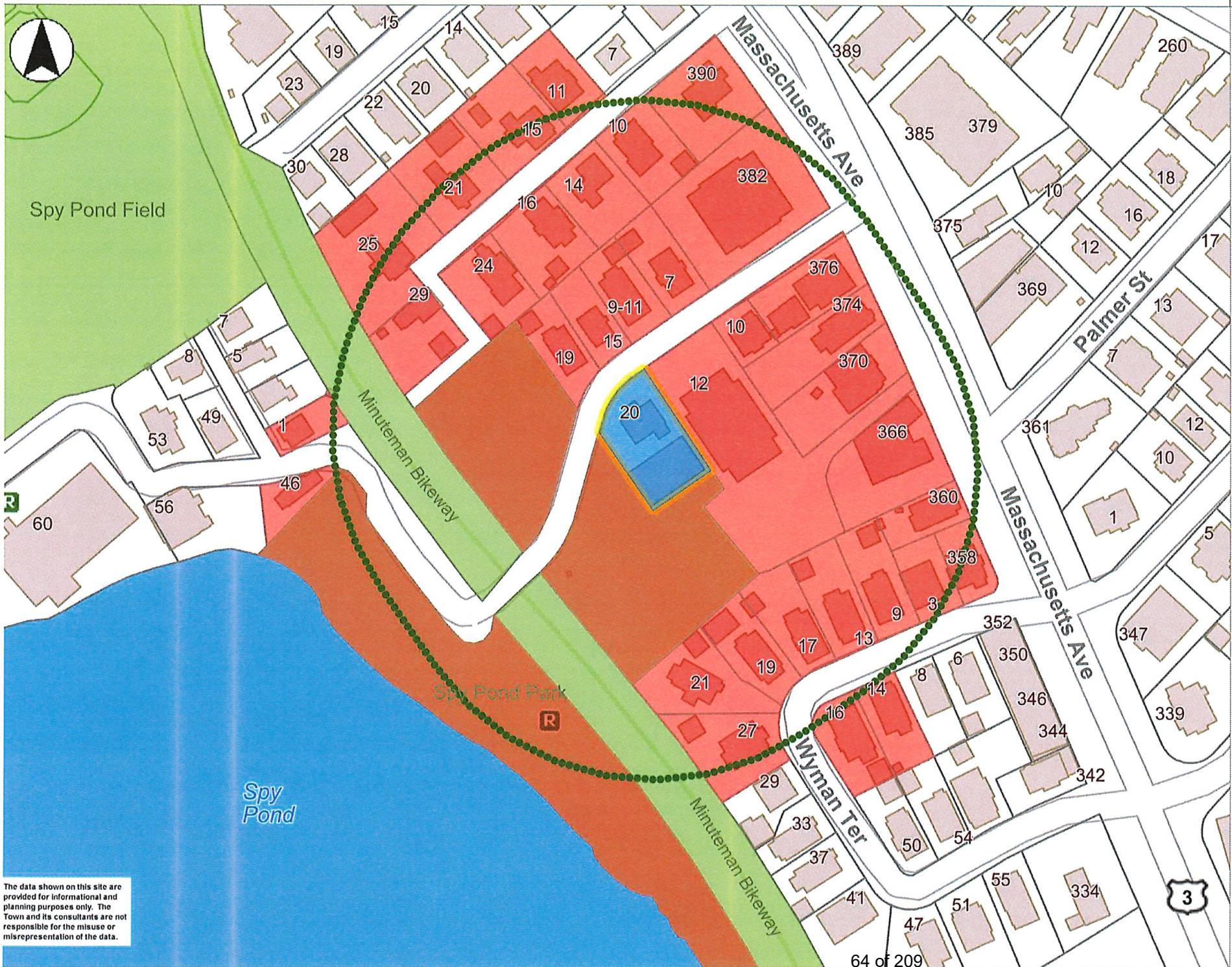
Arlington, MA 02476

phone: 781.316.3050

email: assessors@town.arlington.ma.us



- Places by Category
- Police Station
 - Fire Station
 - School
 - Library
 - Public Works
 - Recreation - Facilities
 - Recreation - Fields Cc
 - Recreation - Fields Cc
 - Open Space: Conserv
 - Open Space - Minuter
 - Open Space - Labels
 - Open Space
 - Town, State, or Other Town Ow
 - MA Highways
 - Interstate
 - US Highway
 - Numbered Rout
 - Abutting Towns
- Town Boundary
- Parcels
 - Buildings
- Cemetery - Roads
- Road1
 - Road2
 - Road3
 - Road4
- Pavement Markings
- Impervious Surface - I
 - Street
 - Sidewalk
 - Street Island
 - Driveway
 - Parking Lot
 - Bike Path
- Roads - For Large Sc
- Major Road
 - Local Road
- Master Plan Base Map
- Water Line
 - Water Body





Comments on docket #3822 – 20 Pond Lane

From Paul Creedon <pacreedon@gmail.com>

Date Sun 10/20/2024 6:30 PM

To ZBA <ZBA@town.arlington.ma.us>; Paige Clunie <paclunie@gmail.com>

3 attachments (10 MB)

IMG_5400.HEIC; IMG_5399.HEIC; IMG_5401.HEIC;

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Arlington Zoning Board of Appeals Members,

We write to express our strong opposition to docket #3822 – 20 Pond Lane, appearing before the board on October 22, 2024. We reside at 9-11 Pond Lane, unit 11 with our two young children. We have lived at this residence since September 2019.

Pedestrian Safety & Impact on Traffic

We are concerned that commercial activity at 20 Pond Lane will make our neighborhood less safe by increasing traffic and blocking pedestrian access to Spy Pond, the Minuteman bike path, the Boys and Girls Club, and Spy Pond Field. The stretch of Pond Lane that runs from Massachusetts Ave to Spy Pond has no legal street parking. However, private and commercial vehicles often park on the sidewalk, blocking pedestrian access.

When we first moved to the neighborhood, a commercial cleaning company operated from the garage at 20 Pond Lane. Each morning, several vans would idle in the driveway and on the sidewalk as they loaded supplies. The impact on pedestrians was minor at 6 AM, but we were forced to walk on the road as we walked our dog. The concern is that a future commercial business would introduce similar sidewalk obstructions later in the day, forcing pedestrians onto the busy road.

Unfortunately, Arlington's Parking Enforcement Officers are not empowered to regulate parking on residential streets. As residents, our only recourse is to contact the Arlington Police non-emergency number. Consequently, traffic regulations are not enforced in residential areas. Out of convenience, delivery drivers, landscapers, and other commercial operators may park on the sidewalk and in front of "no parking" signs without consequence.

To this point, at approximately 8 AM on Tuesday, October 15, 2024, three large moving trucks arrived on Pond Lane to move items out of the residential units at 20 Pond Lane. The trucks blocked traffic as they attempted to navigate the narrow road. Ultimately, the trucks parked along the street, blocking the sidewalk as students made their way to school. As you can see from the attached pictures, the sidewalk was fully blocked. Cyclists were forced into oncoming traffic. These traffic violations were caused by the

moving company, not the petitioner. However, this demonstrates the impact that increased commercial activity will have on our neighborhood.

Approving this application will lead to increased commercial traffic and make our neighborhood less safe for pedestrians, cyclists, and drivers.

Impact of "Light" Commercial Activity

From our reading of the application, the petitioner intends to sell this property once they receive Zoning Board of Appeal approval to allow for "storage of commercial vehicles and equipment, office use, and proposed light construction work to be performed inside of the garage." We are concerned that the new owners may interpret this definition to fit their needs. This would have several negative impacts on the neighborhood:

1. Noise: As far as we are aware, "light construction" is not defined in the application or within Arlington's Zoning Bylaw. The new property owner could interpret this definition to include any number of construction activities. Could the garage be used for metal working, machine assembly, or commercial woodworking? These activities would negatively impact our neighborhood by introducing the constant sound of construction and pollution.
2. Environmental Impact: What would prevent a future owner from storing harmful chemicals onsite? What safeguards are in place to prevent harmful exhaust from entering our neighborhood?

As the residents living across the street from 20 Pond Lane, we—not the petitioner—are the ones who will have to live with the consequence of whatever future commercial ventures purchase the property. We strongly urge the Zoning Board of Appeal to reject this application.

Best regards,
Paul Creedon & Paige Clunie
11 Pond Lane









Comments Against the Expansion of Commercial Use at 20 Pond Lane

From Simader, Michael <michael@simader.me>

Date Sun 10/20/2024 1:33 PM

To ZBA <ZBA@town.arlington.ma.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Members of the Zoning Board of Appeals,

I am writing to express my strong opposition to the expansion of commercial use at 20 Pond Lane. My name is Michael Simader and together with my wife Melissa Simader, I am the co-owner of the property directly across the street at 15 Pond Ln, Arlington, MA 02474.

Regarding the most recent application of the property owner at 20 Pond Lane I hereby submit my key concerns and express my opposition to the expansion of commercial use at this property.

Position Against the Expansion of Commercial Use at 20 Pond Lane

1. Scope of Special Permit:

- The original special permit issued in 1963 aimed to conceal commercial vehicles and equipment from view, maintaining a tidy appearance.
- Over the years, the use of the property went beyond the originally approved scope by the Zoning Board of Appeals (ZBA).
- Unauthorized uses include:
 - Operation as an auto body shop and mechanic business.
 - Storage of materials for a cleaning business.
 - The use as a woodworking shop.
- The undefined nature of "light construction work" raises concerns about future interpretations that could lead to further expanding the scope affecting nearby residents negatively.

2. Public Convenience and Welfare:

- The petitioner has not provided evidence that the expanded commercial operation will benefit the public. The original intent of the garage was primarily aesthetic—to hide commercial activities.
- The request to increase scope to include "light" construction lacks clear limits on both the nature of the work and hours of operation, presenting risks of noise, dust, smell, and other disturbances.
- The expansion appears to prioritize the petitioner's financial gain rather than community welfare, without offering any benefits. The expansion only has negative effects on the community with:
 - Increased traffic and resulting hazards
 - Dangerous conditions by maneuvering large commercial vehicles in an area with increased foot traffic.
 - Uncontrolled and unmitigated conditions for the storage, use, and processing of hazardous materials.

- The petitioner is applying for an expanded scope of the special permit for a potential buyer of the property and not for their use. This expanded use is for the benefit of the petitioner, the seller of this property, and the petitioner alone, leaving only negative side effects to nearby residents.
- Given a history of violating the scope of the special use permit in this location, the future buyer cannot be trusted to limit their use of the property to the scope of the special permit.

3. Environmental and Infrastructure Concerns:

- The operation of an auto body and repair shop has already posed risks to the environment, particularly regarding spills that could contaminate storm drains leading to Spy Pond.
- Current regulations regarding water treatment, air filtration, and hazardous materials have evolved since 1963, necessitating a more stringent review of the potential impacts on public water sources.
- The petitioner highlights that there won't be any changes to the structure. There haven't been any upgrades to the structures aside from cosmetic improvements in the past.
- The structure's design and permitting were intended to store commercial equipment out of plain sight.
- The intention was NOT to operate machinery and handle potentially hazardous materials.
- Therefore the structure is inadequate for proposed uses. Outstanding concerns are, not limited to, air filtration systems, wastewater management, and safe working conditions for workers.

4. Impact on Neighborhood Character:

- The application contains inconsistencies, particularly in proposing uses not aligned with the garage's historical function or previously approved permits.
- The previously unauthorized use as an auto body and repair shop represents a violation of the original intent of the permit and sets a concerning precedent for future expansions.
- The applicant's intention to broaden the scope appears primarily motivated by personal financial interests rather than community benefits, which can only alter the character of the neighborhood negatively.

5. Traffic and Safety Implications:

- Existing traffic issues, exacerbated by nearby recreational facilities and a daycare, could worsen with additional commercial activities.
- The potential increase in commercial vehicle traffic poses risks to pedestrian safety, particularly given the current traffic conditions.
- 2 recent incidents are reason enough to reject this application:
 - A tourist bus collided with the pedestrian overpass. This is a clear indication that the street is neither designed nor laid out for commercial traffic.
 - Moving trucks were not able to maneuver into the driveway of the petitioner. As a result, the trucks were parked on the adjoining sidewalks, blocking pedestrians and traffic.
 - What will the future look like when additional commercial vehicles cannot maneuver in or out of the driveway?

6. Recommendations for ZBA Consideration:

- **Reject the petitioner's application for the expanded use. The existing special permit should not be further expanded by commercial uses within this residential neighborhood**

With kindest regards,

71 of 209

Michael Simader

--

Michael Simader
+1 312 918-7184
LI in/simader

DOUGLAS A. TROYER

100 Summer Street
22nd Floor
Boston, MA 02110

PH 617.488.8236 (Direct)
FX 617.824.2020 (Fax)
dtroyer@pierceatwood.com
www.pierceatwood.com

Admitted in: MA

December 2, 2024

VIA ONLINE PORTAL FILING
AND EMAIL (zba@town.arlington.ma.us)

Town of Andover - Zoning Board of Appeals
51 Grove Street
Arlington, MA 02476
ATTENTION: Colleen Ralston

Re: 3822 20 Pond Lane

Dear Honorable Members of the Zoning Board of Appeals:

As you are aware, this office represents Pond Lane Realty, LLC (“Applicant”) in connection with the above-referenced Application for Special Use Permit before the Zoning Board of Appeals. A public hearing on my client’s application was held on October 22, 2024 and continued to November 12, 2024 and December 10, 2024.

During the October 22, 2024 public hearing, the Board requested the Applicant to provide additional information and materials including in support of its application. The Applicant is still working of obtaining the necessary information and respectfully requests that the Board continue the December 10, 2024 public hearing to an available hearing date for the Board in January 2025. The Applicant needs additional to obtain and review the site plan and prepare its supplemental information and materials to be submitted to the Board. The Applicant is aware that any materials that it intends to submit prior to the continued hearing date will need to be filed with the Board 7 days prior to the rescheduled hearing.

Please advise if our attendance is necessary at the December 10, 2024 hearing to seek this continuance.

December 2, 2024

Page 2

Thank you for your attention to this matter, and please do not hesitate to contact me should you have any questions or require any additional information concerning this request.

Very truly yours,

Douglas A. Troyer

Douglas A. Troyer

cc: Nick Boit (via email only)
Christian Klein (via email only cklein@town.arlington.ma.us)

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www.pierceatwood.com

Admitted in: MA

January 7, 2025

VIA ONLINE PORTAL FILING
AND EMAIL (zba@town.arlington.ma.us)

Town of Andover - Zoning Board of Appeals
51 Grove Street
Arlington, MA 02476
ATTENTION: Colleen Ralston

Re: ZBA Case # 3822 20 Pond Lane

Dear Honorable Members of the Zoning Board of Appeals:

As you are aware, this office represents Pond Lane Realty, LLC (“Applicant”) in connection with the above-referenced Application for Special Use Permit before the Zoning Board of Appeals. A public hearing the Applicant’s application was held on October 22, 2024 and continued to January 14, 2025.

The Applicant’s mother passed away on January 6, 2025 and is unable to attend the hearing next week and respectfully request that the Board continue the January 14, 2025 public hearing to a date and time in February 2025. The Applicant is aware that any materials that it intends to submit prior to the continued hearing date will need to be filed with the Board 7 days prior to the rescheduled hearing.

Please advise if our attendance is necessary at the January 14, 2025 hearing to seek this continuance.

Thank you for your attention to this matter, and please do not hesitate to contact me should you have any questions or require any additional information concerning this request.

Very truly yours,

Douglas A. Troyer

Douglas A. Troyer

January 7, 2025

Page 2

cc: Nick Boit (via email only)
Christian Klein (via email only cklein@town.arlington.ma.us)

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Admitted in: MA

February 4, 2025

VIA ONLINE PORTAL FILING
AND EMAIL (zba@town.arlington.ma.us)

Town of Andover - Zoning Board of Appeals
51 Grove Street
Arlington, MA 02476
ATTENTION: Colleen Ralston

Re: ZBA Case # 3822 20 Pond Lane

Dear Honorable Members of the Zoning Board of Appeals:

As you are aware, this office represents Pond Lane Realty, LLC (“Applicant”) in connection with the above-referenced Application for Special Use Permit before the Zoning Board of Appeals. A public hearing the Applicant’s application was held on October 22, 2024 and continued to February 11, 2025.

The Applicant has recently entered into a P&S Agreement to sell the property and is looking to supplement its application with the information requested by the Board at the first Public Hearing in this matter along with information concerning the potential buyer of the property and its intended use of the commercial garage. Therefore, the Applicant respectfully request that the Board continue the February 11, 2025 public hearing to a date and time in March 2025. The Applicant is aware that any materials that it intends to submit prior to the continued hearing date will need to be filed with the Board 7 days prior to the rescheduled hearing.

Please advise if our attendance is necessary at the February 11, 2025 hearing to seek this continuance.

February 4, 2025

Page 2

Thank you for your attention to this matter, and please do not hesitate to contact me should you have any questions or require any additional information concerning this request.

Very truly yours,

Douglas A. Troyer

Douglas A. Troyer

cc: Nick Boit (via email only)
Christian Klein (via email only cklein@town.arlington.ma.us)

PIERCE ATWOOD
TOWN CLERK
ARLINGTON, MA. 02476
2025 FEB 12 PM 2:22

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Admitted in: MA

February 10, 2025

VIA ONLINE PORTAL FILING
AND EMAIL (zba@town.arlington.ma.us)

Town of Andover - Zoning Board of Appeals
51 Grove Street
Arlington, MA 02476

ATTENTION: Colleen Ralston

Re: ZBA Case # 3822 20 Pond Lane

Dear Honorable Members of the Zoning Board of Appeals:

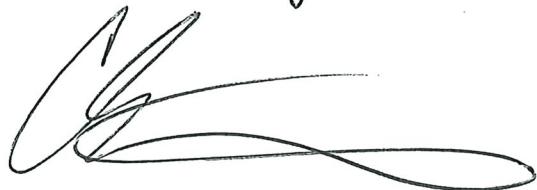
Pursuant to Pond Lane Realty, LLC's February 4, 2025 request to continue the February 11, 2025 public hearing in the above-referenced matter to a date and time in March 2025, the Applicant waives the statutory time constraints the Zoning Board of Appeals may have regarding the above-mentioned project through April 21, 2025.

Douglas A. Troyer

Signature of applicant or authorized representative
Douglas A. Troyer
Counsel to Applicant.

cc: Nick Boit (via email only)
Christian Klein (via email only onlyklein@town.arlington.ma.us)

Approved by unanimous vote.



02/11/25

Douglas A. Troyer

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www.pierceatwood.com

**SUPPLEMENTAL MEMORANDUM IN SUPPORT OF SPECIAL USE PERMIT
APPLICATION**

To: Town of Arlington – Zoning Board of Appeals
From: Douglas A. Troyer, on behalf of Pond Lane Realty, LLC
Re: ZBA Case # 3822
20 Pond Lane, Arlington, MA - Special Use Permit Application
Parcel Id No. 10-4-5.A
Date: March 4, 2025

Dear Honorable Members of the Zoning Board of Appeals:

This Supplemental Memorandum is submitted to the Town of Arlington Zoning Board of Appeals (hereinafter the “ZBA” or “Board”) on behalf of our client, Pond Lane Realty, LLC (“Applicant”) in support of its Application for Special Use Permit pursuant to Sections 8.1.1(A) and 3.3 of the Town of Arlington Zoning Bylaws (the “Bylaw”) to continue the use of the existing commercial garage for commercial office use, storage of vehicles and equipment, and ability to perform minor maintenance to vehicles and equipment within the garage at the property located at 20 Pond Lane, Arlington, MA (“Property”).

As the ZBA is aware, the public hearing in this matter opened on October 22, 2024 and has been continued on multiple occasions to March 11, 2025. The ZBA has requested the Applicant to provide the following additional information:

- Lot Coverage = 9,678 sq ft (48% Pre-existing non-conforming – no change).
- Yard Setbacks
 - (Left) 1.5’ Garage – Pre-existing non-conforming – no change)
 - (Right) 3.3’ Garage – Pre-existing non-conforming – no change)
 - (Rear) 1.5’ Garage – Pre-existing non-conforming – no change)
- Usable Open Space Area = 0 (Pre-existing non-conforming – no change)
- Landscaped Open Space Area and Percentage- $9,678-6821/9678 = 29.5\%$ (Pre-existing non-conforming – no change)

March 4, 2025

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- Number of Parking Spaces = 12 (10 inside garage) 2 (off-side parking)
- Number of Loading Spaces = 0 ((Pre-existing non-conforming – no change)

See Copy of Plot Plan of Land Prepared by Paul J. Finocchio P.L.S. of PJF & Associates, dated November 26, and attached hereto as **Exhibit “1”**.

Additionally, since the last public hearing on this matter, the Applicant has entered into a P&S Agreement with John and Karen Wheatley (“Wheatley”) which a potential closing date in April 2025. The sale of the Property is contingent upon the parties’ ability to obtain the necessary confirmation and/or necessary permitting for the Wheatley’s use of the existing commercial garage for commercial office use, storage of vehicles and equipment, and ability to perform minor maintenance to company owned vehicles and equipment within the garage at the Property.

John Wheatley is owner of RW Shattuck and Company, Inc (“RW Shattuck”) which was founded in 1857 and is the oldest business in Arlington. As I am sure the Board is aware, RW Shattuck operates numerous hardware stores in the area. Over the last decade, RW Shattuck, has acquired the Arlington Heights Wanamaker True Value Hardware store and the Lexington Ace Hardware store and now operates three (3) stores in the Arlington-Lexington areas.

Wheatley is interested in the Property for the use of its garage as a facility for the extra storage of goods and materials for RW Shattuck’s locations. Primarily it is expected that the storage of palletized product or large boxes containing items such as snowblowers or lawn mowers, ice melt, salt, sand, concrete products, fertilizers, power equipment will be made within the existing garage at the Property. There will be a forklift on site which will be used to bring product in and out of the garage. The product will be delivered mostly by pickup and small commercial trucks.

Additionally, the ability to store personal and company vehicles at the site and conduct minor onsite maintenance on company owned vehicles within the garage area is sought. There is no interest to operate an auto repair shop out of the garage as it had previously been used. Also, this site is not expected to be used on a daily basis as its function is to store extra materials for the hardware business during busy seasons and employees will be onsite on as needed basis.

Thus, the Applicant has updated its original application now that the specific use and uses have been identified and provides the following updated information in further support of its application.

I. FACTUAL BACKGROUND

The Property is located in the Town’s R-2 Zoning District and is classified as a residential/commercial property containing approximately 9,678 sq ft. with a 4,418 sf ft two-family residence and a 3,375 sq. ft. commercial garage located on the Property. (See Property Card attached Applicants’ September 12, 2024 Memorandum in Support of Special Use Permit

March 4, 2025

Page -3-

Application (“Original Filing”) as **Exhibit “A”**). This application continues to pertain to the use of the existing commercial garage located on the Property only.

The Applicant purchased the Property from Edward C. Simonian, Trustee of the Philip Simonian Realty Trust on October 26, 2015. (See copy of Deed recorded with the Middlesex South Registry of Deeds in Book 66280, Page 526 attached to the Original Filing as **Exhibit “B”**). From 1963 to the present, the garage located on the Property has been used for commercial purposes. The Applicant has entered into a P&S Agreement with the John and Karen Wheatley and prior to filing this application the Applicant was instructed by the Inspectional Services Director that a special use permit from the ZBA may be necessary. Thus, the Applicant supplements this application to clarify that the use of the commercial garage for office, storage of vehicles and equipment, and ability to perform minor maintenance to vehicles and equipment within the garage at the Property is a legal current use of the commercial garage, and if necessary, to request a special use permit for the continuance of the pre-existing non-conforming commercial use. No changes are being made to the Property or to the existing buildings located on the Property.

A copy of the existing conditions Plot Plan is attached to the Original Filing as **Exhibit “C”**.

HISTORY OF THE COMMERCIAL USE OF THE PROPERTY

1. In June of 1961 Philp and Margaret Simonian purchased the Property, which at that time only contained the residential structure.

2. Mr. Simonian was the owner of State Coal & Oil Co., and from the summer of 1961 to 1963 used the Property to store commercial vehicles and equipment for his business.

3. In or around May of 1963, Mr. Simonian sought a variance from the ZBA due to a decision of the then Inspector of Buildings concerning the Inspector’s refusal to issue a building permit for the construction of a commercial garage at the Property as such use was in violation of Section 14 of the Zoning Bylaws in effect at that time. Mr. Simonian was seeking to construct the garage to house his commercial vehicles and equipment and operate his business from the garage.

4. Public hearings were held in May of 1963 and the ZBA issued a decision in ZBA Case #779 permitting the construction of the commercial garage for his business and to be used for storage of commercial vehicles and equipment of Mr. Simonian’s fuel business on the Property. (See **Exhibit D** attached to the Original Filing).

5. Subsequent to the ZBA’s decision, Mr. Simonian constructed the commercial garage on the Property. The garage consists of a flat-roof cinder block structure that is 45’ wide and 75’ long (3,375 sq. ft.) and 14’ in height. The garage contains a large storage space area, office for business operations, a mezzanine storage area and two bathrooms for employees.

March 4, 2025

Page -4-

(Copies of photos taken in 2011 attached to the Original Filing as **Exhibit “E”** show the garage as originally constructed).

6. In July of 1965, Mr. Simonian filed a petition with the ZBA seeking permission to further rent the commercial garage located on the Property for business use. At that time, Mr. Simonian was using a small portion of the garage for his company’s business office but was no longer using the remainder of the space in the garage. Mr. Simonian sought permission to rent the remaining space in the garage to a commercial business involved in industrial truck batteries and battery charging devices for the operation of their business and storage of their vehicles and equipment. The ZBA granted the petition permitting the requested use at the Property. (See ZBA Case #959 attached to the Original Filing as **Exhibit “F”**).

7. Subsequent to 1963, the ownership of the Property was conveyed amongst Mr. Simonian’s family. In 1978 Mr. and Mrs. Simonian conveyed ownership of the Property to the Philip Simonian Realty Trust. In 1990 and again in 2004 the Property was conveyed to the Successor Trustees of the Philip Simonian Realty Trust.

8. From 1963 to 2015, the Simonian Family continued to rent out the garage for commercial uses and an auto body shop and auto mechanic business operated out of the garage during the majority of this time period. (See **Exhibit E** attached to the Original Filing).

9. On October 26, 2015, the Applicant purchased the Property. (See **Exhibit B** attached to the Original Filing). At that time the auto body shop stopped operating out of the garage and Arlington Motor Mart remained as a tenant of the Applicant and continued to perform auto repair work at the Property until 2020.

10. Additionally, from October 2015 to end of 2022, the Applicant’s prior property management company, Barrington Management Company and Brigs LLC, used a portion of the garage for its maintenance division for the storage of materials, use as a woodworking shop, and parking for commercial vehicles. The Applicant further rented the garage to Flagship Cleaning Services, later renamed Syntegra, a commercial cleaning company who also used the garage for storage of materials and supplies, storage of commercial cleaning vehicles and used the office in the garage for its main office for operations.

11. The Applicant has replaced the roof on the garage and performed some interior work to clean-up the garage storage area, office, and restrooms. In 2019, the Applicant painted the garage while doing renovation work to the residential structure on the Property. (See photos attached to the Original Filing as **Exhibit “G”**).

12. In or around late 2022 to the Spring of 2023, the Applicant continued to perform maintenance work to the Property and contacted the Director of the Recreational Commission concerning the creation a buffer area between the Property and the abutting Town Property. The Town currently rents its land to Arlington/Belmont Crew organization who uses the Town’s property to store its recreational boats and equipment. In the Spring of 2023, the Recreational Commission approved work allowing the Applicant to remove certain pavement and install a

landscape buffer consisting of stone gravel, and several hedges and trees on the boundary line separating and creating a buffer area between the properties. (See **Exhibit C** and copies of photos of the existing conditions at the site along with photos showing the interior of the garage attached to the Original Filing as **Exhibit "H"**).

13. From 2022 to December 2023 the garage was used by Buffington, LLC, a real estate management company for use as a maintenance facility, site of operations and parking of commercial vehicles and equipment. The Applicant is currently considering placing the Property on the market and is considering his options concerning the continued commercial operations for the garage.

14. Thus, from the garage's initial construction in 1963 to the present, the garage has been used for commercial operations for office use, storage of and maintenance of vehicles and equipment by the owner of the Property and by its tenants. The Applicant seeks permission to continue such uses and further seeks clarification that should the Property be sold that any subsequent owner would be able to use the garage in the same historical manner.

I. REQUEST FOR SPECIAL USE PERMIT AND FINDING THAT THE PRE-EXISTING NON-CONFORMING USE OF THE GARAGE FOR STORAGE OF COMMERCIAL VEHICLES AND EQUIPMENT AND LIGHT CONSTRUCTION WORK SHALL NOT BE SUBSTANTIALLY MORE DETRIMENTAL THAN THE EXISTING NON-CONFORMING USE TO THE NEIGHBORHOOD.

Relevant portions of Section 8.1.1(A) of the Bylaws provides as follows:

Except as provided in this Section, this Bylaw shall not apply to structures or uses lawfully in existence or lawfully begun, or to a building permit or special permit issued before the first publication of notice of the public hearing on this Bylaw (December 14, 2017)... Pre-existing nonconforming structures or uses may be extended or altered, provided, that no such extension or alteration shall be permitted unless there is a finding by the Board of Appeals that such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming structure or use to the neighborhood.

It is the Applicant's position that the proposed continued use of the garage at the Property shall not be substantially more detrimental than the existing nonconforming use to the neighborhood. Furthermore, the Applicant states that as provided in more detail below, its pending Application for Special Use Permit meets the criteria set forth in Section 3.3.3 of the Bylaw as follows:

1. The Requested Use is Essential or Desirable to the Public Convenience and Welfare:

Since its construction in 1963 the commercial use of the garage on the Property has been for the storage of commercial vehicles and equipment along with office use, auto body work and auto repair work. The Applicant's request to continue the use of the garage for the storage of commercial vehicles and equipment, office use, and perform minor maintenance to owner vehicles and equipment within the garage at the Property is consistent with the historical use of the garage and is in fact less intrusive than when the garage was used as an auto body shop and auto repair shop. The use is consistent with other uses in the neighborhood as the abutting Town property is being used for the storage of recreational equipment for the Arlington/Belmont Crew organization who stores their vehicles, trailers, crew boats, and other equipment on the Town property.

As the Property is fully developed - there are no changes proposed to the garage structure, driveway, drainage, utilities or other infrastructure servicing the Property - and the requested use is consistent with what has historically been used at the Property, the requested commercial use of the garage will continue to fit seamlessly with the community and neighborhood.

2. The Requested Use Will Not Create Undue Traffic Congestion, or unduly Impair Pedestrian Safety:

The Applicant states that the proposed project will not involve any changes to the driveway or parking area on the Property. Additionally, there are no proposed changes to the traffic flow, access, parking and pedestrian circulation that has been in existence at the Property for over 61 years. The Applicant anticipates that in addition to 2 vehicles parking in the driveway for the residential use for the Property, that 2-3 employees will be on site when needed and small commercial vehicles and pickup trucks will be used on site with ample storage and up to 10 parking spots available inside of the garage.

Therefore, because there no changes proposed to the structure or facilities on the Property and due to the fact that the requested use is consistent with the historical uses of the garage, it is the Applicant's position that its requested use of the garage will not create any undue traffic congestion, or unduly impair pedestrian safety.

3. The Requested Use Will Not Overload Any Public Water, Drainage Or Sewer System, Or Any Other Municipal System To Such An Extent That The Requested Use in the Immediate Area Or Any Other Area Of The Town Will Be Unduly Subjected To Hazards Affecting Health, Safety Or The General Welfare:

As provided above, the garage was fully developed in 1963 and there are no changes being proposed to the drainage, utilities and other infrastructure servicing the Property as they

are all more than adequate to accommodate the continue commercial use of the garage. Additionally, no hazardous materials will be stored on Property.

4. The Special Provisions For The Requested Use Under the Bylaw Are Fulfilled.

As provided above, the garage structure and commercial use of the garage was permitted by the ZBA in 1963. The commercial use of the garage is proposed to be that of storage of commercial vehicles and equipment, office use, and perform minor maintenance to owner vehicles and equipment within the garage at the Property. Pursuant to Section 8.1.1(A) of the Bylaw, the ZBA may granted the requested use if it finds that the use shall not be substantially more detrimental than the existing nonconforming use to the neighborhood. As provide above, it is the Applicant's position that the ZBA has the necessary facts to make such a finding under the Bylaw.

5. The Requested Use Will Not Impair The Integrity Or Character Of the District Or Adjoining Districts, Nor be Detrimental To the Health or Welfare.

The Applicant directs the ZBA's attention to its statements provided for in Paragraph 1-4 above. Additionally, the Applicant states that the requested use is consistent with the historical commercial use made at the Property since 1963 and permission to continue such use will not impact the integrity or character of the R-2 district or adjoining districts nor be a detriment to the health or welfare of the community.

6. The Requested Use Will Not, By Its Addition To The Neighborhood, Cause An Excess Of the Use That Could Be Detrimental To The Character Of Said Neighborhood.

It is the Applicant's position that the proposed used is consistent with the historical use of the garage and that the proposed use is a significant decrease in uses conducted at the site over the years and that the proposed use will not be detrimental to the character of the neighborhood.

III. CONCLUSION

For all of the above reasons, the Property has historically been used for both residential and commercial purposes. The continuance of the requested commercial use of the garage on the Property will fit seamlessly with the existing use at the Property and neighborhood as there will essentially be no change to the uses of the garage on the Property that have been continuously and consistently made since 1963.

Furthermore, as provided above and in the supporting materials submitted in support herewith, it is the Applicant's position that it has shown sufficient evidence to support a finding from the ZBA that the requested use of the garage on the property for the storage of commercial vehicles and equipment, office use, and perform minor maintenance to owner vehicles and

March 4, 2025

Page -8-

equipment within the garage at the Property will not be substantially more determinantal than the existing nonconforming use to the neighborhood and that its application complies with all applicable criteria set forth in Section 3.3 of the Bylaw to grant the special use permit requested by the Applicant.

Therefore, the Applicant respectfully request that the ZBA grant the Applicant's application for Special Use Permit.

Thank you for your attention to this matter and should you have any questions or require any additional information concerning this Application, please do not hesitate to contact me directly.

Respectfully submitted,

POND LANE REALTY, LLC

By its attorneys,

DOUGLAS A. TROYER

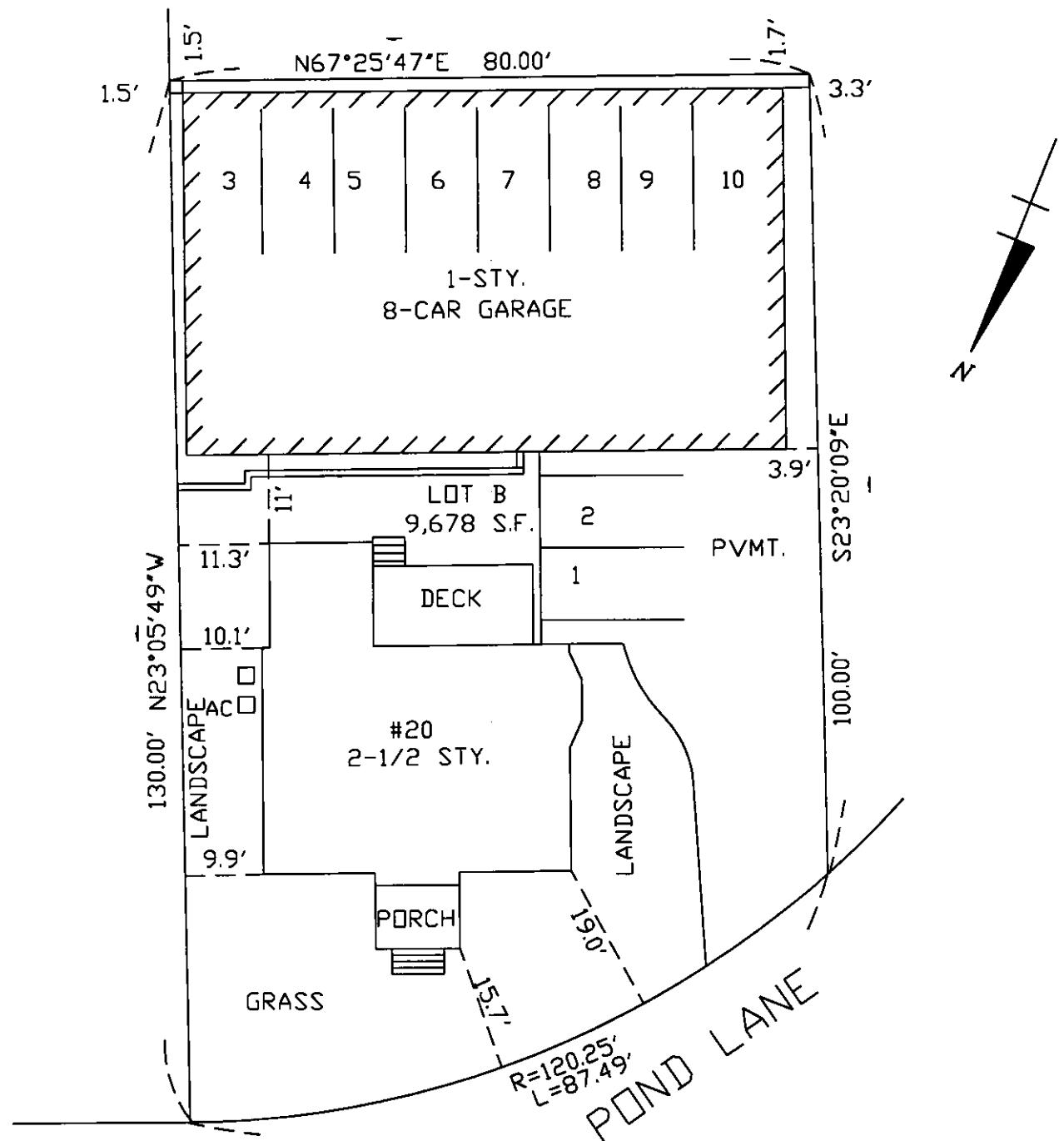
Douglas A. Troyer
100 Summer Street, 22nd Floor
Boston, MA 02110
(671) 488-8236
dtroyer@pierceatwood.com

cc: Client (via email only)

EXHIBIT 1

LOT COVERAGE
9678-4954/9678 = 48.8%
LANDSCAPED OPEN SPACE
9678-6821/9678 = 29.5%

	EXISTING	REQ'D.	
SETBACKS			
FRONT	15.7' PORCH 19' HOUSE	20'	
SIDE (LT)	1.5' GARAGE	6'	
SIDE (RT)	3.3' GARAGE	6'	
REAR	1.5' GARAGE	20'	
PARKING SPACES	10		
LOADING BAYS	0		
LOT COV.	48.8%	35%	
USABLE OPEN SPACE	0 %	30%	
LANDSCAPED OPEN SPACE	29.5%	10%	



NOTE:

PLOT PLAN OF LAND
IN
ARLINGTON, MA

I HEREBY CERTIFY THAT THIS PLAN HAS
BEEN PREPARED FROM AN ACTUAL ON THE
GROUND INSTRUMENT SURVEY.



PAUL J. FINOCCHIO P.L.S. No.36115 DATE

PREPARED BY:
PJF & ASSOCIATES
4 HIGHLAND AVE WAKEFIELD, MA
PAUL J. FINOCCHIO-P.L.S.
(781)883-5473

SCALE: 1" = 20'

DEED REF.: _____

DATE: NOVEMBER 26, 2024

FILE No.: 6953B 89 of 209



SP-24-26	Primary Location	Applicant
Special Use Permit	20 POND LN Unit 2	 Douglas Troyer
Application (ZBA)	Arlington, MA 02474	 617-466-8236
Status: Active		 dtroyer@pierceatwood.com
Submitted On: 9/12/2024		 100 Summer Street
		22nd Floor
		Boston, MA 02110
Owner		
	POND LANE REALTY LLC	
	C/O NICHOLAS BOIT; 32	
	HARBOUR DR N OCEAN RIDGE,	
	FL 33435	

Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw. ***Please LIST BYLAW(S)*** 

Section 8.1.1(A) of the Zoning Bylaw.

Explain why the requested use is essential or desirable to the public convenience or welfare.*

Since its construction in 1963 the commercial use of the garage on the Property has been for the storage of commercial vehicles and equipment along with office use, auto body work and auto repair work. The Applicant's request to continue the use of the garage for the storage of commercial vehicles and equipment, office use, and light construction work is consistent with the historical use of the garage and is in fact less intrusive than when the garage was used as an auto body shop and auto repair shop. The use is consistent with other uses in the neighborhood as the abutting Town property is being used for the storage of recreational equipment for the Arlington/Belmont Crew organization who stores their vehicles, trailers, crew boats, and other equipment on the Town property.

As the Property is fully developed - there are no changes proposed to the garage structure, driveway, drainage, utilities or other infrastructure servicing the Property - and the requested use is consistent with what has historically been used at the Property, the requested commercial use of the garage will continue to fit seamlessly with the community and neighborhood.

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

The Applicant states that the proposed project will not involve any changes to the driveway or parking area on the Property. Additionally, there are no proposed changes to the traffic flow, access, parking and pedestrian circulation that has been in existence at the Property for over 61 years. The Applicant anticipates that in addition to 2 vehicles parking in the driveway for the residential use for the Property, that approximately 2 commercial vehicles for employees will use the driveway area for parking and that the remaining vehicles will be parked inside of the garage which has ample storage area.

Therefore, because there no changes proposed to the structure or facilities on the Property and due to the fact that the requested use is consistent with the historical uses of the garage, it is the Applicant's position that its requested use of the garage will not create any undue traffic congestion, or unduly impair pedestrian safety.

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

As provided above, the garage was fully developed in 1963 and there are no changes being proposed to the drainage, utilities and other infrastructure servicing the Property as they are all more than adequate to accommodate the continue commercial use of the garage. Additionally, no hazardous materials will be stored on Property.

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.*

As provided above, the garage structure and commercial use of the garage was permitted by the ZBA in 1963. The commercial use of the garage is proposed to be that of storage of commercial vehicles and equipment, office use, and proposed light construction work to be performed inside of the garage. Pursuant to Section 8.1.1(A) of the Bylaw, the ZBA may granted the requested use if it finds that the use shall not be substantially more detrimental than the existing nonconforming use to the neighborhood. As provide above, it is the Applicant's position that the ZBA has the necessary facts to make such a finding under the Bylaw.

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.*

The Applicant directs the ZBA's attention to its statements provided for in Paragraph 1-4 above. Additionally, the Applicant states that the requested use is consistent with the historical commercial use made at the Property since 1963 and permission to continue such use will not impact the integrity or character of the R-2 district or adjoining districts nor be a detriment to the health or welfare of the community.

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

It is the Applicant's position that due to the fact that the requested use is consistent with the historical use of the garage and that the continuance of such commercial use of the garage for the storage of commercial vehicles and equipment, office use, and light construction work to be performed inside of the garage will not be detrimental to the character of the neighborhood.

Dimensional and Parking Information

Present Use/Occupancy *

Commerical Garage

Proposed Use/Occupancy *

Commercial Garage

Existing Number of Dwelling Units*

0

Proposed Number of Dwelling Units*

0

Existing Gross Floor Area (Sq. Ft.)*

3375

Proposed Gross Floor Area (Sq. Ft.)*

3375

Existing Lot Size (Sq. Ft.)*

9200

Proposed Lot Size (Sq. Ft.)* 

9200

Minimum Lot Size required by Zoning*	Existing Frontage (ft.)*
6000	87.49
Proposed Frontage (ft.)*	Minimum Frontage required by Zoning*
87.49	60
Existing Floor Area Ratio*	Proposed Floor Area Ratio*
0	0
Max. Floor Area Ratio required by Zoning*	Existing Lot Coverage (%)*
0	0
Proposed Lot Coverage (%)*	Max. Lot Coverage required by Zoning*
0	0
Existing Lot Area per Dwelling Unit (Sq. Ft.)*	Proposed Lot Area per Dwelling Unit (Sq. Ft.)*
0	0
Minimum Lot Area per Dwelling Unit required by Zoning*	Existing Front Yard Depth (ft.)*
0	0
Proposed Front Yard Depth (ft.)*	Minimum Front Yard Depth required by Zoning*
0	0
Existing SECOND Front Yard Depth (ft.)* ?	Proposed SECOND Front Yard Depth (ft.)* ?
0	0

Minimum SECOND Front Yard Depth required by [?](#) Existing Left Side Yard Depth (ft.)* [?](#)
Zoning* 0
0

Proposed Left Side Yard Depth (ft.)* [?](#) Minimum Left Side Yard Depth required by [?](#)
0 Zoning* 0

Existing Right Side Yard Depth (ft.)* [?](#) Proposed Right Side Yard Depth (ft.)* [?](#)
0 0

Minimum Right Side Yard Depth required by [?](#) Existing Rear Yard Depth (ft.)*
Zoning* 0
0

Proposed Rear Yard Depth (ft.)* Minimum Rear Yard Depth required by Zoning*
0 0

Existing Height (stories) Proposed Height (stories)*
1 1

Maximum Height (stories) required by Zoning* Existing Height (ft.)*
3 14

Proposed Height (ft.)* Maximum Height (ft.) required by Zoning*
14 29

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*	Proposed Landscaped Open Space (Sq. Ft.)*
0	0
Existing Landscaped Open Space (% of GFA)*	Proposed Landscaped Open Space (% of GFA)*
0	0
Minimum Landscaped Open Space (% of GFA) required by Zoning*	Existing Usable Open Space (Sq. Ft.)*
0	0
Proposed Usable Open Space (Sq. Ft.)*	Existing Usable Open Space (% of GFA)* ?
0	0
Proposed Usable Open Space (% of GFA)* ?	Minimum Usable Open Space required by Zoning*
0	0
Existing Number of Parking Spaces*	Proposed Number of Parking Spaces*
0	0
Minimum Number of Parking Spaces required by Zoning*	Existing Parking area setbacks
0	0
Proposed Parking area setbacks *	Minimum Parking Area Setbacks required by Zoning*
0	0
Existing Number of Loading Spaces	Proposed Number of Loading Spaces*
0	0

Minimum Number of Loading Spaces required by Zoning*	Existing Slope of proposed roof(s) (in. per ft.)*
0	0

Proposed Slope of proposed roof(s) (in. per ft.)*	Minimum Slope of Proposed Roof(s) required by Zoning*
0	0

Existing type of construction*	Proposed type of construction*
0	0

Open Space Information

Existing Total Lot Area*	Proposed Total Lot Area*
9200	9200

Existing Open Space, Usable*	Proposed Open Space, Usable*
0	0

Existing Open Space, Landscaped*	Proposed Open Space, Landscaped*
0	0

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area	Accessory Building, Proposed Gross Floor Area
0	0

Basement or Cellar, Existing Gross Floor Area ⓘ	Basement or Cellar, Proposed Gross Floor Area
0	0

1st Floor, Existing Gross Floor Area	1st Floor, Proposed Gross Floor Area
0	0

2nd Floor, Existing Gross Floor Area	2nd Floor, Proposed Gross Floor Area
0	0

3rd Floor, Existing Gross Floor Area	3rd Floor, Proposed Gross Floor Area
0	0

4th Floor, Existing Gross Floor Area	4th Floor, Proposed Gross Floor Area
0	0

5th Floor, Existing Gross Floor Area	5th Floor, Proposed Gross Floor Area
0	0

Attic, Existing Gross Floor Area 	Attic, Proposed Gross Floor Area
0	0

Parking Garages, Existing Gross Floor Area 	Parking Garages, Proposed Gross Floor Area
0	0

All weather habitable porches and balconies, Existing Gross Floor Area	All weather habitable porches and balconies, Proposed Gross Floor Area
0	0

Total Existing Gross Floor Area	Total Proposed Gross Floor Area
---------------------------------	---------------------------------

<input type="text" value="0"/> 	<input type="text" value="0"/> 
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APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:

- Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

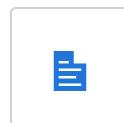
I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.*



Applicant's Signature*

 Nick Boit
Sep 4, 2024

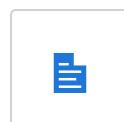
Attachments



3822 20 Pond Lane Abutter List.pdf

3822 20 Pond Lane Abutter List.pdf

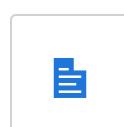
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3822 20 Pond Lane Abutters map.pdf

3822 20 Pond Lane Abutters map.pdf

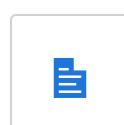
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3821 20 Pond Lane legal ad.pdf

3821 20 Pond Lane legal ad.pdf

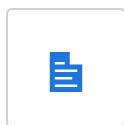
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Neighbor Photos 20 Pond Lane - Creedon.pdf

Neighbor Photos 20 Pond Lane - Creedon.pdf

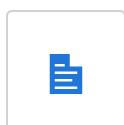
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Neighbor letter -20 Pond Lane - Creedon.pdf

Neighbor letter -20 Pond Lane - Creedon.pdf

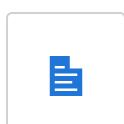
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Neighbor letter -20 Pond Lane - Simader.pdf

Neighbor letter -20 Pond Lane - Simader.pdf

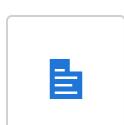
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Lt to ZBA 11.7.24(17595170.1).pdf

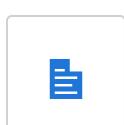
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Lt to ZBA 1.7.25.pdf

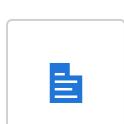
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2.4.25 Lt to ZBA.pdf

2.4.25 Lt to ZBA.pdf

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Waiver of Time Constraints Lt to ZBA 2.10.25(17843495.1).pdf

Waiver of Time Constraints Lt to ZBA 2.10.25(17843495.1).pdf

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Waiver of Time Constraints Lt to ZBA 2-10-25(17843495.1).pdf

Waiver of Time Constraints Lt to ZBA 2-10-25(17843495.1).pdf

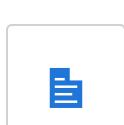
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Final Supplemental Filing 3.4.25.pdf

Final Supplemental Filing 3.4.25.pdf

Uploaded by Douglas Troyer on Mar 4, 2025 at 3:23 PM



Supporting Documentation [worksheet and drawings]

Final Memo in Support of Application 9.12.24.pdf

Uploaded by Douglas Troyer on Sep 12, 2024 at 1:52 PM

REQUIRED

Zoning Board of Appeals
Town of Arlington
51 Grove Street Arlington, MA 02476
Attn: Colleen Ralston

March 7th, 2025

Re: Petition to Expand Commercial Use at 20 Pond Lane

Dear Members of the Zoning Board of Appeals:

I write to respectfully request that the Board **deny** any expansion of commercial use at 20 Pond Lane. I reside at 15 Pond Lane, directly adjacent to the property in question. My concerns center on both the **procedural impropriety** of the current request and the **significant negative impacts** that the proposed expanded use would impose on our residential neighborhood.

1. Statement of Facts and Existing Special Permit

- In 1963, the property at 20 Pond Lane obtained a **building permit** for the construction of a garage. This permit did not grant any commercial uses of this property.
- In 1967, the property at 20 Pond Lane obtained a **special permit** allowing:
 - One owner plus two employees,
 - One pickup truck,
 - Operation of a business with no heavy or noisy work, and minimal customer or supplier traffic.
 - For a business purpose substantially similar to the Harrington Equipment Co.
- This 1967 special permit is the **only** permit validly on record. Over the decades, commercial activities at 20 Pond Lane operated **unlawfully**, without proper permits or occupancy certificates. Despite these violations, **no corrective action** was taken to enforce or revoke the 1967 special permit.
- **The owners of the property have not complied with the conditions set forth in the special permit for decades.**
- **No Comparable Property:** Public records and inquiries returned negative results. There is **no comparable property** in an R2-zoned area in Arlington or in any of the neighboring towns that permits this type of commercial use. This petition effectively seeks a **precedent-setting** expansion of industrial-type use in a residentially zoned district.

2. Procedural and Legal Concerns

1. Unclear Basis of the Current Petition

It remains uncertain whether the present application is an **amendment to the 1967 special permit** or a **new** special permit request. There has been **no** explicit clarification on the existing permitted use or how the petitioner and future property owner intend to comply with the 1967 terms.

2. Request for ‘Commercial Garage’ and Central Warehouse for a Retail Chain

The petitioner seeks to repurpose the property as a central warehouse for a retail chain, a significant expansion beyond its prior limited use for **passive** storage. This proposal involves the daily movement of goods typically restricted to industrial zones. Additionally, the petitioner has requested approval for a ‘commercial garage’ without providing a clear definition of its intended use. In other jurisdictions, such a designation often includes commercial vehicle storage, automotive repairs, and other revenue-generating activities. Under Section 5.4.3 (Use Regulations for Residential Districts), these uses are explicitly prohibited in the R2 district, and no special permit can be granted to allow them.

3. Failure to Solicit Neighbor Input

Despite clear directives from the Board (October 22nd meeting), the petitioner has made **no** legitimate effort to involve neighbors in refining the proposal. This contradicts the requirement that the requested use be essential or desirable to the public convenience or welfare. Despite the opportunity to refine the proposal and incorporate neighbor feedback, the applicant did not put forward any self-imposed restrictions to limit the extent or time of operations at the property.

4. Failure to Provide Evidence

The petitioner has failed to present any concrete evidence demonstrating that the requested use would serve the public convenience or welfare, pose no risk to traffic flow or pedestrian safety, or have no adverse impact on public infrastructure. Furthermore, the petitioner asserts that the proposed future uses align with the property's historical use. **However, this claim effectively amounts to a commitment to continue the property's prior unlawful use.**

5. History of Illegal Use

The property was used unlawfully for decades with no updated permit or valid occupancy certificates. It may now be appropriate for the Board to consider **revoking** the 1967 special permit or enforcing it strictly, rather than expanding rights for a property that has historically violated permit conditions.

3. Detriment to Neighbors and Neighborhood Character

Should the Board allow any expansion, the proposal raises **serious questions of detriment to the public good**, including:

- 1. Noise and Hours of Operation**

Without clear constraints, the neighborhood risks late-night, early-morning and weekend noise.

- 2. Traffic and Access**

Narrow streets, limited parking, low-hanging power lines, and a nearby fire hydrant make heavier traffic and large commercial vehicles unsafe and impractical.

- 3. Waste and Environmental Impact**

Increased trash, potential for hazardous material storage, and the risk of attracting rodents or pests create environmental and public health concerns.

- 4. Equipment Storage**

Frequent equipment and goods movement can lead to heavy vehicular traffic. Large equipment and goods may require trailers with wide turn radii, incompatible with the existing residential infrastructure.

- 5. Changing Neighborhood Context**

Since 1967, when a handful of commercial businesses were nearby, the district has evolved into a predominantly **residential** community. Multi-unit developments, increased pedestrian and bicycle traffic, and new parks now characterize the area including an in-home daycare across the street, making industrial or intensive commercial use wholly **inconsistent** with the current neighborhood fabric.

4. Conclusion and Requested Relief

To protect the character of our residential neighborhood and **uphold the integrity** of Arlington's zoning laws, I respectfully request that the Board:

1. **Deny** the petition to ensure continued compliance with the 1967 special permit or, where appropriate, consider **revoking** the 1967 permit altogether due to the historic and ongoing violations.
2. **Require Clarity** on whether this application constitutes a new special permit request or merely an amendment to the 1967 special permit, and **enforce** the bylaw constraints on commercial and industrial use in this district.
3. **Impose Specific Conditions** if any commercial use is allowed:
 - Enforceable hours of operation,
 - Explicit limits on vehicle size and number,
 - Prohibitions on any industrial or manufacturing activities,
 - Prohibitions on the type of material, hazardous or not, to be stored on the property.
 - Clear definitions and periodic review to prevent future unauthorized expansion.
4. **Consider a Definitive Time Limitation** on any renewed or modified special permit, subject to reevaluation based on neighborhood impact and compliance.

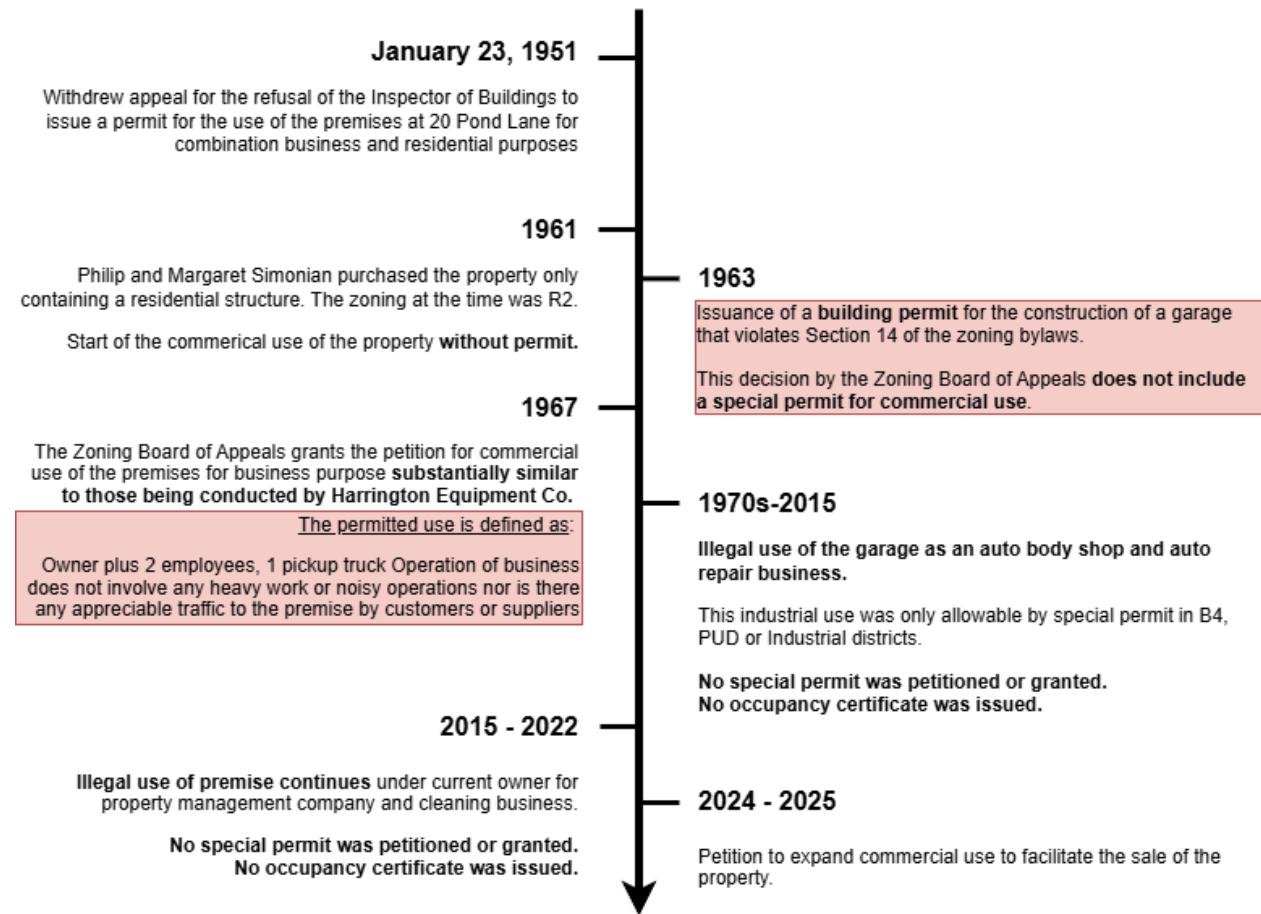
By taking these steps, the Board can ensure the property's use remains compatible with the existing residential district and does not jeopardize the public interest. Thank you for your time and consideration. Should you have any questions or require further information, please feel free to contact me.

Sincerely,

Michael Simader

15 Pond Lane
Arlington, MA 02474

Attachments





SP-24-26	Primary Location	Applicant
Special Use Permit Application (ZBA)	20 POND LN Unit 2 Arlington, MA 02474	 Douglas Troyer  617-466-8236  dtroyer@pierceatwood.com
Status: Active	Owner	 100 Summer Street 22nd Floor
Submitted On: 9/12/2024	POND LANE REALTY LLC C/O NICHOLAS BOIT; 32 HARBOUR DR N OCEAN RIDGE, FL 33435	Boston, MA 02110

Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made  or is so designated elsewhere in the Zoning Bylaw. ***Please LIST BYLAW(S)***

Section 8.1.1(A) of the Zoning Bylaw. See also Applicant's Supplemental Memorandum in Support of Special Use Permit Application filed in support of this Application on 3/4/25.

Explain why the requested use is essential or desirable to the public convenience or welfare.*

Since its construction in 1963 the commercial use of the garage on the Property has been for the storage of commercial vehicles and equipment along with office use, auto body work and auto repair work. The Applicant's request to continue the use of the garage for the storage of commercial vehicles and equipment, office use, and perform minor maintenance to owner vehicles and equipment within the garage at the Property is consistent with the historical use of the garage and is in fact less intrusive than when the garage was used as an auto body shop and auto repair shop. The use is consistent with other uses in the neighborhood as the abutting Town property is being used for the storage of recreational equipment for the Arlington/Belmont Crew organization who stores their vehicles, trailers, crew boats, and other equipment on the Town property.

As the Property is fully developed - there are no changes proposed to the garage structure, driveway, drainage, utilities or other infrastructure servicing the Property - and the requested use is consistent with what has historically been used at the Property, the requested commercial use of the garage will continue to fit seamlessly with the community and neighborhood.

The Applicant further directs the ZBA's attention to Applicant's Supplemental Memorandum in Support of Special Use Permit Application filed in support of this Application on 3/4/25.

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

The Applicant states that the proposed project will not involve any changes to the driveway or parking area on the Property. Additionally, there are no proposed changes to the traffic flow, access, parking and pedestrian circulation that has been in existence at the Property for over 61 years. The Applicant anticipates that in addition to 2 vehicles parking in the driveway for the residential use for the Property, that 2-3 employees will be on site when needed and small commercial vehicles and pickup trucks will be used on site and with ample storage and up to 10 parking spots available inside of the garage.

Therefore, because there no changes proposed to the structure or facilities on the Property and due to the fact that the requested use is consistent with the historical uses of the garage, it is the Applicant's position that its requested use of the garage will not create any undue traffic congestion or unduly impair pedestrian safety.

The Applicant further directs the ZBA's attention to Applicant's Supplemental Memorandum in Support of Special Use Permit Application filed in support of this Application on 3/4/25.

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

As provided above, the garage was fully developed in 1963 and there are no changes being proposed to the drainage, utilities and other infrastructure servicing the Property as they are all more than adequate to accommodate the continue commercial use of the garage. Additionally, no hazardous materials will be stored on Property.

The Applicant further directs the ZBA's attention to Applicant's Supplemental Memorandum in Support of Special Use Permit Application filed in support of this Application on 3/4/25.

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.*

As provided above, the garage structure and commercial use of the garage was permitted by the ZBA in 1963. The commercial use of the garage is proposed to be that of storage of commercial vehicles and equipment, office use, and perform minor maintenance to owner vehicles and equipment within the garage at the Property. Pursuant to Section 8.1.1(A) of the Bylaw, the ZBA may granted the requested use if it finds that the use shall not be substantially more detrimental than the existing nonconforming use to the neighborhood. As provide above, it is the Applicant's position that the ZBA has the necessary facts to make such a finding under the Bylaw.

The Applicant further directs the ZBA's attention to Applicant's Supplemental Memorandum in Support of Special Use Permit Application filed in support of this Application on 3/4/25.

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.*

The Applicant directs the ZBA's attention to its statements provided for in Paragraph 1-4 above. Additionally, the Applicant states that the requested use is consistent with the historical commercial use made at the Property since 1963 and permission to continue such use will not impact the integrity or character of the R-2 district or adjoining districts nor be a detriment to the health or welfare of the community.

The Applicant further directs the ZBA's attention to Applicant's Supplemental Memorandum in Support of Special Use Permit Application filed in support of this Application on 3/4/25.

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

It is the Applicant's position that the proposed used is consistent with the historical use of the garage and that the proposed use is a significant decrease in uses conducted at the site over the years and that the proposed use will not be detrimental to the character of the neighborhood.

The Applicant further directs the ZBA's attention to Applicant's Supplemental Memorandum in Support of Special Use Permit Application filed in support of this Application on 3/4/25.

Dimensional and Parking Information

Present Use/Occupancy *

Commerical Garage

Proposed Use/Occupancy *

Commercial Garage - No Change 3/25/25

Existing Number of Dwelling Units*

0

Proposed Number of Dwelling Units*

0

Existing Gross Floor Area (Sq. Ft.)*	Proposed Gross Floor Area (Sq. Ft.)*
3375	3375
Existing Lot Size (Sq. Ft.)*	Proposed Lot Size (Sq. Ft.)* ?
9200	9200
Minimum Lot Size required by Zoning*	Existing Frontage (ft.)*
6000	87.49
Proposed Frontage (ft.)*	Minimum Frontage required by Zoning*
87.49	60
Existing Floor Area Ratio*	Proposed Floor Area Ratio*
0	0
Max. Floor Area Ratio required by Zoning*	Existing Lot Coverage (%)*
0	0
Proposed Lot Coverage (%)*	Max. Lot Coverage required by Zoning*
0	0
Existing Lot Area per Dwelling Unit (Sq. Ft.)*	Proposed Lot Area per Dwelling Unit (Sq. Ft.)*
0	0
Minimum Lot Area per Dwelling Unit required by Zoning*	Existing Front Yard Depth (ft.)*
0	0
Proposed Front Yard Depth (ft.)*	Minimum Front Yard Depth required by Zoning*
0	0
Existing SECOND Front Yard Depth (ft.)* ?	Proposed SECOND Front Yard Depth (ft.)* ?
0	0
Minimum SECOND Front Yard Depth required by Zoning* ?	Existing Left Side Yard Depth (ft.)* ?
0	0
Proposed Left Side Yard Depth (ft.)* ?	Minimum Left Side Yard Depth required by Zoning* ?
0	0

Existing Right Side Yard Depth (ft.)* ?	Proposed Right Side Yard Depth (ft.)* ?
0	0
Minimum Right Side Yard Depth required by Zoning* ?	Existing Rear Yard Depth (ft.)*
0	0
Proposed Rear Yard Depth (ft.)*	Minimum Rear Yard Depth required by Zoning*
0	0
Existing Height (stories)	Proposed Height (stories)*
1	1
Maximum Height (stories) required by Zoning*	Existing Height (ft.)*
3	14
Proposed Height (ft.)*	Maximum Height (ft.) required by Zoning*
14	29

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*	Proposed Landscaped Open Space (Sq. Ft.)*
0	0
Existing Landscaped Open Space (% of GFA)*	Proposed Landscaped Open Space (% of GFA)*
0	0
Minimum Landscaped Open Space (% of GFA) required by Zoning*	Existing Usable Open Space (Sq. Ft.)*
0	0
Proposed Usable Open Space (Sq. Ft.)*	Existing Usable Open Space (% of GFA)* ?
0	0
Proposed Usable Open Space (% of GFA)* ?	Minimum Usable Open Space required by Zoning*
0	0
Existing Number of Parking Spaces*	Proposed Number of Parking Spaces*
0	0

Minimum Number of Parking Spaces required by Zoning*	Existing Parking area setbacks
0	0
Proposed Parking area setbacks *	Minimum Parking Area Setbacks required by Zoning*
0	0
Existing Number of Loading Spaces	Proposed Number of Loading Spaces*
0	0
Minimum Number of Loading Spaces required by Zoning*	Existing Slope of proposed roof(s) (in. per ft.)*
0	0
Proposed Slope of proposed roof(s) (in. per ft.)*	Minimum Slope of Proposed Roof(s) required by Zoning*
0	0
Existing type of construction*	Proposed type of construction*
0	0

Open Space Information

Existing Total Lot Area*	Proposed Total Lot Area*
9200	9200
Existing Open Space, Usable*	Proposed Open Space, Usable*
0	0
Existing Open Space, Landscaped*	Proposed Open Space, Landscaped*
0	0

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area	Accessory Building, Proposed Gross Floor Area
0	0
Basement or Cellar, Existing Gross Floor Area <small>?</small>	Basement or Cellar, Proposed Gross Floor Area
0	0
1st Floor, Existing Gross Floor Area	1st Floor, Proposed Gross Floor Area
0	0

2nd Floor, Existing Gross Floor Area	2nd Floor, Proposed Gross Floor Area
0	0
3rd Floor, Existing Gross Floor Area	3rd Floor, Proposed Gross Floor Area
0	0
4th Floor, Existing Gross Floor Area	4th Floor, Proposed Gross Floor Area
0	0
5th Floor, Existing Gross Floor Area	5th Floor, Proposed Gross Floor Area
0	0
Attic, Existing Gross Floor Area <small>?</small>	Attic, Proposed Gross Floor Area
0	0
Parking Garages, Existing Gross Floor Area <small>?</small>	Parking Garages, Proposed Gross Floor Area
0	0
All weather habitable porches and balconies, Existing Gross Floor Area	All weather habitable porches and balconies, Proposed Gross Floor Area
0	0
Total Existing Gross Floor Area	Total Proposed Gross Floor Area
<input type="text" value="0"/> 	<input type="text" value="0"/> 

APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:

- Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.*



Applicant's Signature*

Nick Boit
Sep 4, 2024

Attachments



3822 20 Pond Lane Abutter List.pdf
3822 20 Pond Lane Abutter List.pdf
Uploaded by Colleen Ralston on Oct 1, 2024 at 9:19 AM



3822 20 Pond Lane Abutters map.pdf
3822 20 Pond Lane Abutters map.pdf
Uploaded by Colleen Ralston on Oct 1, 2024 at 9:19 AM



3821 20 Pond Lane legal ad.pdf
3821 20 Pond Lane legal ad.pdf
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Neighbor Photos 20 Pond Lane - Creedon.pdf
Neighbor Photos 20 Pond Lane - Creedon.pdf
Uploaded by Colleen Ralston on Oct 21, 2024 at 8:29 AM



Neighbor letter -20 Pond Lane - Creedon.pdf
Neighbor letter -20 Pond Lane - Creedon.pdf
Uploaded by Colleen Ralston on Oct 21, 2024 at 8:29 AM



Neighbor letter -20 Pond Lane - Simader.pdf
Neighbor letter -20 Pond Lane - Simader.pdf
Uploaded by Colleen Ralston on Oct 21, 2024 at 8:32 AM



Lt to ZBA 11.7.24(17595170.1).pdf
Lt to ZBA 11.7.24(17595170.1).pdf
Uploaded by Douglas Troyer on Nov 7, 2024 at 11:53 AM



Lt to ZBA 12.2.24.pdf
Lt to ZBA 12.2.24.pdf
Uploaded by Douglas Troyer on Dec 2, 2024 at 3:45 PM



Lt to ZBA 1.7.25.pdf
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Uploaded by Douglas Troyer on Jan 7, 2025 at 2:57 PM



2.4.25 Lt to ZBA.pdf
2.4.25 Lt to ZBA.pdf
Uploaded by Douglas Troyer on Feb 4, 2025 at 1:46 PM



Waiver of Time Constraints Lt to ZBA 2.10.25(17843495.1).pdf
Waiver of Time Constraints Lt to ZBA 2.10.25(17843495.1).pdf
Uploaded by Douglas Troyer on Feb 10, 2025 at 4:40 PM



Waiver of Time Constraints Lt to ZBA 2-10-25(17843495.1).pdf
Waiver of Time Constraints Lt to ZBA 2-10-25(17843495.1).pdf
Uploaded by Colleen Ralston on Feb 12, 2025 at 3:04 PM



Final Supplemental Filing 3.4.25.pdf
Final Supplemental Filing 3.4.25.pdf
Uploaded by Douglas Troyer on Mar 4, 2025 at 3:23 PM



3822 20 Pond Lane Application before 3-6-2025 SP-24-26.pdf
3822 20 Pond Lane Application before 3-6-2025 SP-24-26.pdf
Uploaded by Colleen Ralston on Mar 6, 2025 at 9:16 AM

**Michael Simader - Letter to ZBA in Opposition to the Expansion of Commercial Use at 20 Pond Ln.pdf**

Michael Simader - Letter to ZBA in Opposition to the Expansion of Commercial Use at 20 Pond Ln.pdf

Uploaded by Colleen Ralston on Mar 10, 2025 at 8:35 AM

**Supporting Documentation [worksheet and drawings]**

Final Memo in Support of Application 9.12.24.pdf

Uploaded by Douglas Troyer on Sep 12, 2024 at 1:52 PM

REQUIRED



CERTIFIED ABUTTERS LIST

Date: March 12, 2025

Subject Property Location: 20 POND LN Arlington, MA

Subject Property ID: 10-4-5.A

Search Distance: 300 Feet

Parcel ID	Property Location	Owner 1	Owner 2	Mail Address 1	Mail Address 2	City/Town	State	Zip
10.A-4-3	374 MASS AVE UNIT 2	BACHANOWSKI JOHN S &	KIEWRA KARIN A	374 MASS AVE	UNIT 2	ARLINGTON	MA	02474
10.A-4-4	374 MASS AVE UNIT 3	LUSTIG DAVID &	TAO XIANGLONG	374 MASS AVE	UNIT 3	ARLINGTON	MA	02474
10.A-4-5	374 MASS AVE UNIT 4	THOMPSON FRED & QUINBY		31 WOODBURY ST		SOUTH PORTLAND	ME	04106
9.A-2-1	19 WYMAN TERR UNIT 1	WISE WILLIAM	GUERRERO ABEL	19 WYMAN TERR	UNIT 1	ARLINGTON	MA	02474
9.A-2-2	19 WYMAN TERR UNIT 2	ALBERT MAURA H & BLAIR LINDA J	TRS/ MAURA H ALBERT REVOCABLE	19 WYMAN TERR	UNIT 2	ARLINGTON	MA	02474
10.A-3-9	9-11 POND LN UNIT 9	SITOMER MARION		9 POND LN		ARLINGTON	MA	02474
10.A-3-11	9-11 POND LN UNIT 11	CREEDON PAUL A	CLUNIE PAIGE A	11 POND LN		ARLINGTON	MA	02474
10.A-5-1	46-48 POND LN UNIT 1	MORRISON LAI-KUEN & DONALD M		46 POND LN	UNIT 1	ARLINGTON	MA	02474
10.A-5-2	46-48 POND LN UNIT 2	RUSSELL KAREN J/ TRUSTEE	KAREN RUSSELL 2023 TRUST	46 POND LN	UNIT 2	ARLINGTON	MA	02474
10.A-3-16.1	16 AVON PL UNIT 1	CAPODANNO JILL & AMIE &	BLOUIN LYN	16 AVON PL	#1	ARLINGTON	MA	02474
10.A-3-16.2	16 AVON PL UNIT 2	SANDSTEDT DANIEL M &	CAPODANNO AMIE	16 AVON PL	#2	ARLINGTON	MA	02474
10.A-2-11.1	11 AVON PL UNIT 1	SCHWINGEL LOUISE	SCHWINGEL RICHARD E	11 AVON PL UNIT 1	UNIT 1	ARLINGTON	MA	02474
10.A-2-11.2	11 AVON PL UNIT 2	EZEKOWITZ ANDREW	LIU LIQUN	11 AVON PL UNIT 2	UNIT 2	ARLINGTON	MA	02474
9-1-6	16 WYMAN TERR	BURNHAM JAMES NEAL ETAL/ TRS	JAMES NEAL BURNHAM & SUSAN	16 WYMAN TER		ARLINGTON	MA	02474
9-1-7	12-14 WYMAN TERR	GENTILE DANIEL ETAL - UNIT 12	NAHM BYUNG JOO ETAL - UNIT 14	12-14 WYMAN TERR	CONDO CONVERSION	ARLINGTON	MA	02474
9-2-2.A	0-LOT POND LN	TOWN OF ARLINGTON PARK DEPT		730 MASS AVE		ARLINGTON	MA	02476
9-2-4	360 MASS AVE	MULHERN ROBERT & TINA		360 MASS AVE		ARLINGTON	MA	02474
9-2-5	358 MASS AVE	PEEL RE LLC		358 MASS AVE		ARLINGTON	MA	02474
9-2-6	3 WYMAN TERR	NYBERG JONATHAN	DOLAN DAVID/SARA Q	P.O. BOX 292		ARLINGTON	MA	02476
9-2-7	9 WYMAN TERR	BOEHM BERNARD L/TRUSTEE	BERNARD BOEHM TRUST	9 WYMAN TERR		ARLINGTON	MA	02474
9-2-8	11-13 WYMAN TERR	SHEEHAN JOANNE M/ TRUSTEE	J.M.S. WYMAN TERRACE TR-2022	25 MORNINGSIDE DR		ARLINGTON	MA	02474
9-2-9	15-17 WYMAN TERR	SARGENT ENRAKU &	SAU ANNA	242 WESTON RD		WELLESLEY	MA	02482
9.A-2-3	19 WYMAN TERR UNIT 3	MACLEOD AMY & GLEN A ETAL/ TRS	AMY MACLEOD REVOCABLE TRUST OF	19 WYMAN TERR	UNIT 3	ARLINGTON	MA	02474
9-2-11	21 WYMAN TERR	SPY POND LLC		21 WYMAN TER		ARLINGTON	MA	02474
9-2-12	25-27 WYMAN TERR	CHASSE MARY		25 WYMAN TERR		ARLINGTON	MA	02474
9-3-1	0-LOT POND LN	TOWN OF ARLINGTON PARK		730 MASS AVE		ARLINGTON	MA	02476
9.A-2-10	12 POND LN UNIT 10	LI HUIMING	ZENG YUANCHUN	17 JUSTIN ST		LEXINGTON	MA	02420
9.A-2-12	12 POND LN UNIT 12	KE YUE	MENG YUXI	11 OCTOBER LN		WESTON	MA	02493
9.A-2-20	12 POND LN UNIT 20	WONG CHING-WAH		5 CONCORD AVE	UNIT 52	CAMBRIDGE	MA	02138
9.A-2-21	12 POND LN UNIT 21	LIMANI FATON	URUCI-LIMANI GERTA	34 ROCKLAND AVE		ARLINGTON	MA	02474
9.A-2-22	12 POND LN UNIT 22	BUCK JAMES W		12 POND LANE	UNIT 22	ARLINGTON	MA	02474



CERTIFIED ABUTTERS LIST

Date: March 12, 2025

Subject Property Location: 20 POND LN Arlington, MA

Subject Property ID: 10-4-5.A

Search Distance: 300 Feet

Parcel ID	Property Location	Owner 1	Owner 2	Mail Address 1	Mail Address 2	City/Town	State	Zip
9.A-2-23	12 POND LN UNIT 23	SPITZKOFF CRAIG		31 BROKEN TREE RD		NEWTON	MA	02459
9.A-2-24	12 POND LN UNIT 24	ZENG FENG	JIANG BOLAN	12722 KINSLEY CT		SAN DIEGO	CA	92129
9.A-2-25	12 POND LN UNIT 25	LOADWICK GEORGE J		12 POND LN	UNIT 25	ARLINGTON	MA	02474
9.A-2-26	12 POND LN UNIT 26	WEN CHIN KUEI/TR	WEN SHIAO MOON LEE/TR	294 GLEN RD		WESTON	MA	02493
9.A-2-27	12 POND LN UNIT 27	HANSON WILLIAM J & LORRAINE P/ TRS	KIRSTEN L HANSON TRUST	8 SANDY RIDGE RD		STERLING	MA	01564
9.A-2-30	12 POND LN UNIT 30	ARLINGTON REAL ESTATE TRUST		C/O CHING-WAH WONG	5 CONCORD AVE #52	CAMBRIDGE	MA	02138
9.A-2-31	12 POND LN UNIT 31	BATTINELLI PETER K		12 POND LN	UNIT 31	ARLINGTON	MA	02474
9.A-2-32	12 POND LN UNIT 32	KUNSMAN CHARLES		12 POND LN	UNIT 32	ARLINGTON	MA	02474
9.A-2-33	12 POND LN UNIT 33	MERRILL DONALD A/TRUSTEE	LUCAS ANNE MARIE/TR	12 POND LN	UNIT 33	ARLINGTON	MA	02474
9.A-2-34	12 POND LN UNIT 34	SAWANT MIHIR PREMSING		12 POND LN	UNIT 34	ARLINGTON	MA	02474
9.A-2-35	12 POND LN UNIT 35	GORKA CAROLYN		12 POND LN	UNIT 35	ARLINGTON	MA	02474
9.A-2-36	12 POND LN UNIT 36	JOHNSON DAVID H/ TRUSTEE	DAVID H JOHNSON TRUST	25 THORNTON WAY	APT 305	BRUNSWICK	ME	04011
9.A-2-37	12 POND LN UNIT 37	YANNAKEAS ELIAS/TRUSTEE	YANNAKEAS REALTY NOMINEE TRUST	119 YDRAS ST	KALAMATA	MESSINIAS GREECE		24100
9.A-2-40	12 POND LN UNIT 40	LI RUI		70 ALBERT AVE		BELMONT	MA	02478
9.A-2-41	12 POND LN UNIT 41	BORGERS CHRISTOPH	WONG AMY O	12 CHERRY ST		LEXINGTON	MA	02421
9.A-2-42	12 POND LN UNIT 42	SANTIAGO CARRIE		12 POND LN	APT 42	ARLINGTON	MA	02474
9.A-2-43	12 POND LN UNIT 43	DRUM LLC		190 CUTLERS FARM RD		MONROE	CT	06468
9.A-2-44	12 POND LN UNIT 44	PARUCHURU RAJANY		16 PLEASANT ST		NEEDHAM	MA	02492
9.A-2-45	12 POND LN UNIT 45	BOND EDITH G		12 POND LN	UNIT 45	ARLINGTON	MA	02474
9.A-2-46	12 POND LN UNIT 46	HINRICHSEN NANCY STOWELL	HINRICHSEN THOMAS HANS	225 ENCHANTING DR		WINCHESTER	VA	22603
9.A-2-47	12 POND LN UNIT 47	FAITH EDWARD P		12 POND LN	UNIT 47	ARLINGTON	MA	02474
9.A-2-50	12 POND LN UNIT 50	BREITENBACH MARIE		12 POND LN	#50	ARLINGTON	MA	02474
9.A-2-51	12 POND LN UNIT 51	LIN CHUAN	CAO HUAIGU	10 PEARL ST		LEXINGTON	MA	02420
9.A-2-52	12 POND LN UNIT 52	DIBELLO PAUL	COLONESE DAWN	12 POND LN	UNIT 52	ARLINGTON	MA	02474
9.A-2-53	12 POND LN UNIT 53	KIM MIN		12 POND LN	UNIT 53	ARLINGTON	MA	02474
9.A-2-54	12 POND LN UNIT 54	BEST AMY JOAN TORRES &	GARCIA JIMMY ANTONIOTORRES	12 POND LN	#56	ARLINGTON	MA	02476
9.A-2-55	12 POND LN UNIT 55	WONG WAH CHING EDITH		5 CONCORD AVE	#52	CAMBRIDGE	MA	02138
9.A-2-56	12 POND LN UNIT 56	BEST AMY JOAN TORRES &	GARCIA JIMMY ANTONIO TORRES	12 POND LN	#56	ARLINGTON	MA	02476
9.A-2-57	12 POND LN UNIT 57	LIU GUIZHONG & XIAOSHA		12 POND LN	UNIT 57	ARLINGTON	MA	02474
9.A-2-60	12 POND LN UNIT 60	HACHEY JEAN N		12 POND LN	#60	ARLINGTON	MA	02474



CERTIFIED ABUTTERS LIST

Date: March 12, 2025

Subject Property Location: 20 POND LN Arlington, MA

Subject Property ID: 10-4-5.A

Search Distance: 300 Feet

Parcel ID	Property Location	Owner 1	Owner 2	Mail Address 1	Mail Address 2	City/Town	State	Zip
9.A-2-61	12 POND LN UNIT 61	CHARINOS MARIA		71 ATTIDON STR	KALLITHEA ATHENS	GREECE		17672
9.A-2-62	12 POND LN UNIT 62	DE MONTIGNY WILLIAM		12 POND LN	UNIT 62	ARLINGTON	MA	02474
9.A-2-63	12 POND LN UNIT 63	BAE STELLA	KIM WONTAK	111 ROBBINS RD		WATERTOWN	MA	02472
9.A-2-64	12 POND LN UNIT 64	FERGUSON HOWARD		12 POND LN	UNIT 64	ARLINGTON	MA	02474
9.A-2-65	12 POND LN UNIT 65	DAVIDOW RACHEL B		12 POND LN	UNIT 65	ARLINGTON	MA	02474
9.A-2-66	12 POND LN UNIT 66	HESTIA PROPERTIES LLC		21 AVON PL		ARLINGTON	MA	02474
9.A-2-67	12 POND LN UNIT 67	KILICK MAORI M--ETAL	KILICK KATHLEEN A	12 POND LN	#67	ARLINGTON	MA	02474
9.B-1-101	366 MASS AVE UNIT 101	MASS-ARLINGTON REALTY INC		59 UNION SQ		SOMERVILLE	MA	02143
9.B-1-102	366 MASS AVE UNIT 102	EYE ASSOCIATES REALTY		172 CAMBRIDGE ST		BURLINGTON	MA	01803
9.B-1-103	366 MASS AVE UNIT 103	MASS ARLINGTON REALTY INC	C/O FRANCIS PRIVITERA	59 UNION SQ		SOMERVILLE	MA	02143
9.B-1-201	366 MASS AVE UNIT 201	MASS ARLINGTON REALTY INC	C/O FRANCIS PRIVITERA	59 UNION SQ		SOMERVILLE	MA	02143
9.B-1-202	366 MASS AVE UNIT 202	MASS ARLINGTON REALTY INC		59 UNION SQ		SOMERVILLE	MA	02143
9.B-1-203	366 MASS AVE UNIT 203	MASS ARLINGTON REALTY INC	C/O FRANCIS PRIVITERA	59 UNION SQ		SOMERVILLE	MA	02143
9.B-1-204	366 MASS AVE UNIT 204	MASS ARLINGTON REALTY INC	C/O FRANCIS PRIVITERA	59 UNION SQ		SOMERVILLE	MA	02143
9.B-1-301	366 MASS AVE UNIT 301	MASS-ARLINGTON REALTY INC		59 UNION SQ		SOMERVILLE	MA	02143
9.B-1-302	366 MASS AVE UNIT 302	MASS ARLINGTON REALTY INC	C/O FRANCIS PRIVITERA	59 UNION SQ		SOMERVILLE	MA	02143
9.B-1-303	366 MASS AVE UNIT 303	MASS-ARLINGTON REALTY INC		59 UNION SQ		SOMERVILLE	MA	02143
9.B-1-304	366 MASS AVE UNIT 304	MASS ARLINGTON REALTY INC	C/O FRANCIS PRIVITERA	59 UNION SQ		SOMERVILLE	MA	02143
10-2-5	15 AVON PL	BURKE PAUL M & JENNIFER ROSE		659 MASS AVE		ARLINGTON	MA	02474
10-2-6	19 AVON PL	LOGAN MICHAEL J/ ELISABETH	TRS/LOGAN REAL ESTATE TRUST	19 AVON PL		ARLINGTON	MA	02474
10-2-7	25 AVON PL	SMITH SCOTT J/HEATHER A		25 AVON PL		ARLINGTON	MA	02474
10-2-8	29 AVON PL	AVONSTEAD LLC		3 DICKSON ST		SOMERVILLE	MA	02144
10-3-1	390 MASS AVE	KOZELIAN JOHN & SILVA N/ TRS	KOZELIAN REVOCABLE TRUST	8 CHESWICK RD		ARLINGTON	MA	02474
10-3-2	382--384 MASS AVE	CEDAR CREST ARLINGTON LLC		382 MASS AVE		ARLINGTON	MA	02474
10-3-4	7 POND LN	ROZZI PANFILO E		87 CLARK ST		BELMONT	MA	02478
10-3-6	15 POND LN	SIMADER MICHAEL & MELISSA		15 POND LN		ARLINGTON	MA	02474
10-3-7	19 POND LN	SULLIVAN JAMES	SULLIVAN CHRISTINE	19 POND LN		ARLINGTON	MA	02474
10-3-8	21 POND LN	TOWN OF ARLINGTON		730 MASS AVE		ARLINGTON	MA	02476
10-3-9	22--24 AVON PL	SAYIGH SOPHIA E/ TRUSTEE	SOPHIA E SAYIGH TRUST	24 AVON PL		ARLINGTON	MA	02474
10-3-11	12--14 AVON PL	HARDING LORI/GARY S		PO BOX 1111		WESTFORD	MA	01886
10-3-12	8--10 AVON PL	GNEWUCH CHRISTINA & SCOT C		10 AVON PL		ARLINGTON	MA	02474
10-4-1.A	378 MASS AVE	CONNEELY CONTRACTING INC		378 MASS AVE		ARLINGTON	MA	02474

**CERTIFIED ABUTTERS LIST****Date: March 12, 2025****Subject Property Location: 20 POND LN Arlington, MA****Subject Property ID: 10-4-5.A****Search Distance: 300 Feet**

Parcel ID	Property Location	Owner 1	Owner 2	Mail Address 1	Mail Address 2	City/Town	State	Zip
10-4-1.B	10 POND LN	KEEFE KATHERINE G & ROBERT		10 POND LN		ARLINGTON	MA	02474
10.A-4-2	374 MASS AVE UNIT 1	MANTY WILLIAM/TRACY YUEN		374 MASS AVE	UNIT 1	ARLINGTON	MA	02474
10-4-3	370 MASS AVE	ARLINGTON POST NO 39	THE AMERICAN LEGION INC	370 MASS AVE		ARLINGTON	MA	02474
10-4-5.A	20 POND LN	POND LANE REALTY LLC		C/O NICHOLAS BOIT	32 HARBOUR DR N	OCEAN RIDGE	FL	33435
10-5-4	1 POND TERR	REYNOLDS STEPHEN/ETAL	WANAMAKER LISA M	1 POND TERR		ARLINGTON	MA	02474

The Board of Assessors certifies the names and addresses of requested parties in interest, all abutters to subject parcel within 300 feet.



**Town of Arlington
Office of the Board of Assessors
730 Massachusetts Ave
Arlington, MA 02476
phone: 781.316.3050
email: assessors@town.arlington.ma.us**



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

DOCKET NO 3821

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by **20 Pond Lane LLC**, on September 12, 2024, a petition seeking to alter their property located at **20 Pond Lane, Unit 2 – Block Plan 010.0-0004-0005**. Said petition would require a **Special Permit** under **8.1.1A** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" on **Tuesday evening at 7:30 P.M. on April 8, 2025, as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:**

<https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar> and choose the date of the meeting you wish to attend.

For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

Please direct any questions to: **ZBA@town.arlington.ma.us**

Christian Klein, RA, Chair
Zoning Board of Appeals

DOUGLAS A. TROYER

100 Summer Street
22nd Floor
Boston, MA 02110

PH 617.488.8236 (Direct)
FX 617.824.2020 (Fax)
dtroyer@pierceatwood.com
www.pierceatwood.com

Admitted in: MA

February 10, 2025

VIA ONLINE PORTAL FILING
AND EMAIL (zba@town.arlington.ma.us)

Town of Andover - Zoning Board of Appeals
51 Grove Street
Arlington, MA 02476

ATTENTION: Colleen Ralston

Re: ZBA Case # 3822 20 Pond Lane

Dear Honorable Members of the Zoning Board of Appeals:

Pursuant to Pond Lane Realty, LLC's February 4, 2025 request to continue the February 11, 2025 public hearing in the above-referenced matter to a date and time in March 2025, the Applicant waives the statutory time constraints the Zoning Board of Appeals may have regarding the above-mentioned project through April 21, 2025.

Douglas A. Troyer

Signature of applicant or authorized representative
Douglas A. Troyer
Counsel to Applicant.

cc: Nick Boit (via email only)
Christian Klein (via email only cklein@town.arlington.ma.us)

TOWN CLERK
ARLINGTON, MA 02476
2025 APR 10 AM 9:33



Town of Arlington, Massachusetts

Docket #3840 29 Hemlock Street

Summary:

OpenGov links: <https://arlingtonma.portal.opengov.com/records/209408>

ATTACHMENTS:

Type	File Name	Description
Reference Material	3840_29_Hemlock_St_legal_ad_4-22-2025.pdf	3840 29 Hemlock St legal ad
Reference Material	3840_29_Hemlock_St_abutter_list_and_map.pdf	3840_29_Hemlock_St_abutter_list_and_map
Reference Material	3840_29_Hemlock_St_SP_Application_SP-25-6.pdf	3840 29 Hemlock St SP Application SP-25-6
Reference Material	3840_29_Hemlock_St_PLOT_PLANS-032525.pdf	3840 29 Hemlock St PLOT PLANS-032525
Reference Material	3840_29_Hemlock_St_Special_Permit_Drawings-032525.pdf	3840 29 Hemlock St -Special Permit Drawings-032525



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

DOCKET NO 3840

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by **Kathryn Bender**, on March 4, 2025, a petition seeking to alter their property located at **29 Hemlock St - Block Plan 089.0-0003-0018.0** Said petition would require a **Special Permit** under **5.4.2 B(6)**, and **5.3.9 C&D** and a **Variance** under **8.1.3B** of the Zoning Bylaw for the Town of Arlington

A hearing in regards to the petition will be conducted remotely via "Zoom" on **Tuesday, April 22, 2025, at 7:30 P.M. as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL: <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar>, and choose the date of the meeting you wish to attend.**

For documentation relating to this petition, visit the ZBA website 48 hours before the hearing at <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

Please direct any questions to: **ZBA@town.arlington.ma.us**

Christian Klein, RA, Chair
Zoning Board of Appeals

**CERTIFIED ABUTTERS LIST****Date: February 27, 2025****Subject Property Location: 29 HEMLOCK ST Arlington, MA****Subject Parcel ID: 89-3-18****Search Distance: 300 Feet**

Parcel ID	Property Location	Owner 1	Owner 2	Mailing Address 1	Mail 2	City/Town	State	Zip
89.A-5-5	18 PINE ST UNIT 18	WOLF JULIE FRANCES		18 PINE ST		ARLINGTON	MA	02474
89.A-5-6	18 PINE ST UNIT 20	LACH SANDRA C/ TRUSTEE	SANDRA C LACH TRUST	20 PINE ST		ARLINGTON	MA	02474
89.A-5-2	2 HEMLOCK ST UNIT 2	KALAMATIANOS JOHN & KATHARINA		2 HEMLOCK ST		ARLINGTON	MA	02474
89.A-5-1	90 BRATTLE ST UNIT 1	LINGWOOD DANIEL DK &	THOMPSON SARAH A	90 BRATTLE ST		ARLINGTON	MA	02474
89.A-1-54	54 HEMLOCK ST UNIT 54	LIPTAK CARY THOMAS	ALLSWEDE DANA MARIE	54 HEMLOCK ST		ARLINGTON	MA	02474
89.A-1-56	56 HEMLOCK ST UNIT 56	CARTER NATHAN C	CARTER LYDIA M	56 HEMLOCK ST		ARLINGTON	MA	02474
89.A-1-1	25-27 PINE ST UNIT 1	LANE ERIN	RUDZINSKI CHRISTOPHER	27 PINE ST	UNIT 1	ARLINGTON	MA	02474
89.A-1-2	25-27 PINE ST UNIT 2	DESHPANDE MUGDHA RAVINDRA	BANERJEE AREEN	25 PINE ST		ARLINGTON	MA	02474
89.A-1-50	50 HEMLOCK ST UNIT 50	VOGES ROBERT		50 HEMLOCK ST		ARLINGTON	MA	02474
89.A-1-52	52 HEMLOCK ST UNIT 52	DIEHL NICHOLAS B & STACEY R		52 HEMLOCK ST		ARLINGTON	MA	02474
88.A-1-2001	2001 SYMMES CIR	LEE HOYOUNG	PARK CHAEKYEONG	2001 SYMMES CIR		ARLINGTON	MA	02474
88.A-1-2002	2002 SYMMES CIR	FORTESCUE DARREN	CONNELLY KELLIE	2002 SYMMES CIR		ARLINGTON	MA	02474
88.A-1-2003	2003 SYMMES CIR	BHARGAVA ADITYA	JAIN MAITREYEE	2003 SYMMES CIR		ARLINGTON	MA	02474
88.A-1-2004	2004 SYMMES CIR	QIN KE &	CHEN HONG	12 ROBINSON PK		WINCHESTER	MA	01890
88.A-1-2005	2005 SYMMES CIR	ZHAO SONGPING		2005 SYMMES CIR		ARLINGTON	MA	02474
88.A-1-2006	2006 SYMMES CIR	ZHANG YUN & DING RU &	LEE VICTORIA	2006 SYMMES CIR		ARLINGTON	MA	02474
88.A-1-2007	2007 SYMMES CIR	CHUNG JANET &	CHEN PENG	2007 SYMMES CIR		ARLINGTON	MA	02474
88.A-1-2008	2008 SYMMES CIR	TESLENKO IRYNA		2008 SYMMES CIR		ARLINGTON	MA	02474
88.A-1-2009	2009 SYMMES CIR	LONKAR AJINKYA	KULKARNI PRACHEE	2009 SYMMES CIR		ARLINGTON	MA	02474
88.A-1-2010	2010 SYMMES CIR	DABU FERDINAND		2010 SYMMES CIR		ARLINGTON	MA	02474
88.A-1-2011	2011 SYMMES CIR	BOYCHENKO SERGEY &	FENG LILI	2011 SYMMES CIR		ARLINGTON	MA	02474
88.A-1-2012	2012 SYMMES CIR	DHAMANKAR HIMANSHU HEMANT	PATNAIK SOMANI	66 BOND ST	APT 202	WATERTOWN	MA	02472
89.A-1-30	30-32 HEMLOCK ST UNIT 30	DAS SANCHITA ANIT	DAS ANIT	30 HEMLOCK ST		ARLINGTON	MA	02474
89.A-1-32	30-32 HEMLOCK ST UNIT 32	HE LEON JIE		32 HEMLOCK ST		ARLINGTON	MA	02474
89.A-5-14	14--16 PINE ST UNIT 14	PERKINS PETYA LEE		14 PINE ST		ARLINGTON	MA	02474
89.A-5-16	14--16 PINE ST UNIT 16	SHI CHENXI		16 PINE ST		ARLINGTON	MA	02474
88-1-13	4105 SYMMES CIR	FHF 1 ARLINGTON 360 LLC		4105 SYMMES CIR		ARLINGTON	MA	02474
89-1-12	48 HEMLOCK ST	KEENAN JAMES M & LEIGH H		48 HEMLOCK ST		ARLINGTON	MA	02474
89-1-13	42--44 HEMLOCK ST	SHERMAN CRAIG W		42 HEMLOCK ST		ARLINGTON	MA	02474
89-1-14	36-38 HEMLOCK ST	XIONG WENNAN	LU JUN	390 MARRETT RD		LEXINGTON	MA	02421
89-1-16	9--11 PINE ST	GARDINER PAUL C		11 PINE ST		ARLINGTON	MA	02474
89-1-17	15--17 PINE ST	TOBIN ANN P		1217 PINE ST		ARLINGTON	MA	02474

**CERTIFIED ABUTTERS LIST****Date: February 27, 2025****Subject Property Location: 29 HEMLOCK ST Arlington, MA****Subject Parcel ID: 89-3-18****Search Distance: 300 Feet**

Parcel ID	Property Location	Owner 1	Owner 2	Mailing Address 1	Mail 2	City/Town	State	Zip
89-1-18	19--21 PINE ST	OBRIEN JOHN F		19 PINE ST		ARLINGTON	MA	02474
89-1-19	23--23A PINE ST	MARLIN NICHOLAS		23 PINE ST		ARLINGTON	MA	02474
89-1-21	29--31 PINE ST	RADOCHIA JOANNE K		31 PINE ST		ARLINGTON	MA	02474
89-1-22.A	33 PINE ST	PILLEMER STEPHEN J J ETAL/ TRS	PILLEMER-RASMUSSEN FAMILY 2010	33R PINE ST		ARLINGTON	MA	02474
89-2-3	8 LANSDOWNE RD	BERKSON RANDOLPH F--ETAL	BERKSON DONNA K	8 LANSDOWNE RD		ARLINGTON	MA	02474
89-3-3	0-LOT ROCKLAND AVE	BAYNES WILLIAM P-MAUD		148 BRATTLE ST		ARLINGTON	MA	02474
89-3-4	5 ROCKLAND AVE	ZHANG PINGGAO	YANG JENNY ZHI	5 ROCKLAND AVE		ARLINGTON	MA	02474
89-3-10	15 LANSDOWNE RD	SMOKOVICH RICK S/ETAL	KOLESAR MARY K	15 LANSDOWNE RD		ARLINGTON	MA	02474
89-3-11	11 LANSDOWNE RD	AVERY JOHN K/ TRUSTEE	JOHN K AVERY TRUST OF 2022	11 LANSDOWNE RD		ARLINGTON	MA	02474
89-3-12.A	7 LANSDOWNE RD	GENDRON ZACHARY & STEPHANIE		7 LANSDOWNE RD		ARLINGTON	MA	02474
89-3-14	45 HEMLOCK ST	LIU ZHONGJIE		45 HEMLOCK ST		ARLINGTON	MA	02474
89-3-15	41 HEMLOCK ST	SWEEENEY RICHARD A & MARY S		41 HEMLOCK ST		ARLINGTON	MA	02474
89-3-16	37 HEMLOCK ST	CHEN DEBORA		37 HEMLOCK ST		ARLINGTON	MA	02474
89-3-17	33 HEMLOCK ST	MARTIN DAVID P & BETH A		33 HEMLOCK ST		ARLINGTON	MA	02474
89-3-18	29 HEMLOCK ST	BENDER KATHRYN M		29 HEMLOCK ST		ARLINGTON	MA	02474
89-3-19	25 HEMLOCK ST	DIX JOVONNA		PO BOX 750056		ARLINGTON	MA	02476
89-3-20	17 HEMLOCK ST	FARCAS COREY & MEGAN		17 HEMLOCK ST		ARLINGTON	MA	02474
89-3-21	0-LOT HEMLOCK ST	TOWN OF ARLINGTON	CONSERVATION COMMISSION	730 MASS AVE		ARLINGTON	MA	02476
89-3-22	5 HEMLOCK ST	MILSTEIN STUART & THERESA/ TRS	STUART MILSTEIN TRUST	5 HEMLOCK ST		ARLINGTON	MA	02474
89-3-23	100 BRATTLE ST	LUCAS DEBORAH L & JEFFREY H/ TRS	DEBORAH L LUCAS REVOCABLE TRUS	100 BRATTLE ST		ARLINGTON	MA	02474
89-3-27	126 BRATTLE ST	KIM YOON & WON		126 BRATTLE ST		ARLINGTON	MA	02474
89-3-30	134 BRATTLE ST	QUATTRINI ANDRIA & JUSTIN		134 BRATTLE ST		ARLINGTON	MA	02474
89-3-31	140 BRATTLE ST	NETO AMIR SAMARY GONCALVES	SAMARY MAIRA REJANE MARQUES	140 BRATTLE ST		ARLINGTON	MA	02474
89-3-33	144 BRATTLE ST	DIPERNA CHRISTOPHER J	KADERIAN MAIDA	144 BRATTLE ST		ARLINGTON	MA	02474
89-3-34	146 BRATTLE ST	ROLLS MARK	STRAUGHN BRITTANY	146 BRATTLE ST		ARLINGTON	MA	02474
89-3-35	148 BRATTLE ST	BAYNES WILLIAM P JR-MAUDE		148 BRATTLE ST		ARLINGTON	MA	02474
89-4-7	145 BRATTLE ST	COPITHORNE ARTHUR W		145 BRATTLE ST		ARLINGTON	MA	02474
89-4-9	137 BRATTLE ST	VASIC ALEKSANDAR & JELENA		137 BRATTLE ST		ARLINGTON	MA	02474
89-4-10	133 BRATTLE ST	TSOMO NAWANG		39 MONTROSE ST	APT #1	SOMERVILLE	MA	02143
89-4-13.A	127 BRATTLE ST	FORD POLLY & AARON		127 BRATTLE ST		ARLINGTON	MA	02474
89-4-14	125 BRATTLE ST	PETZOLD KATHRIN ETAL/ TRUSTEES	KASSATLY-PETZOLD REVOCABLE TR	170 CENTRE ST		MILTON	MA	02186
89-4-15	121 BRATTLE ST	DRISCOLL SUSAN L		1226 BRATTLE ST		ARLINGTON	MA	02474

**CERTIFIED ABUTTERS LIST****Date: February 27, 2025****Subject Property Location: 29 HEMLOCK ST Arlington, MA****Subject Parcel ID: 89-3-18****Search Distance: 300 Feet**

Parcel ID	Property Location	Owner 1	Owner 2	Mailing Address 1	Mail 2	City/Town	State	Zip
89-4-16	117 BRATTLE ST	MACDONALD RONALD F JR		117 BRATTLE ST		ARLINGTON	MA	02474
89-4-17	0-LOT BRATTLE ST	MACDONALD RONALD F JR		117 BRATTLE ST		ARLINGTON	MA	02474
89-4-18.B	0-LOT BRATTLE ST	QIROLLARI DENIS & ELSA		219 SUMMER ST		ARLINGTON	MA	02474
89-5-1.A	249 SUMMER ST	KELLY NOEL & BARBARA		247 SUMMER ST		ARLINGTON	MA	02474
89-5-1.C	243 SUMMER ST	243-245 SUMMER STREET LLC		441 PLEASANT ST		BELMONT	MA	02478
89-5-1.D	4-6R PINE ST	JOKISCH VIRGINIA U		4 PINE ST		ARLINGTON	MA	02474
89-5-1.E	8-10 PINE ST	O`ROURKE DEBORAH M		31 MONTROSE ST		NEWTON	MA	02458
89-5-1.F	4 PINE AVE	JOHNSON MARY T ETAL / TRS	HUNT ARLINGTON IRREVOCABLE TR	8 CURVE ST		LEXINGTON	MA	02420
89-5-1.G	8-10 PINE AVE	FINOCCHETTI JOHN		55R DUDLEY ST		ARLINGTON	MA	02476
89-5-3	15--15A PINE AVE	GIOGAS CHRISTOS & VALERIE		1 BUCKMAN DR		BURLINGTON	MA	01803
89-5-6	26 PINE ST	JONES LARRY I	LURIE CAROL A	26 PINE ST		ARLINGTON	MA	02474

The Board of Assessors certifies the names and addresses of requested parties in interest, all abutters to subject parcel within 300 feet.



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Places by Category

Police Station

Fire Station

School

Library

Public Works

Recreation - Facilities

Recreation - Fields Cc

Recreation - Fields Cc

Open Space: Conserv

Open Space - Minuter

Open Space - Labels

Open Space

Town, State, or

Other Town Ow.

MA Highways

Interstate

US Highway

Numbered Rout

Abutting Towns

Town Boundary

Parcels

Buildings

Cemetery - Roads

Road1

Road2

Road3

Road4

Pavement Markings

Impervious Surface - I

Street

Sidewalk

Street Island

Driveway

Parking Lot

Bike Path

Roads - For Large Sci

Roads - For Small Sci

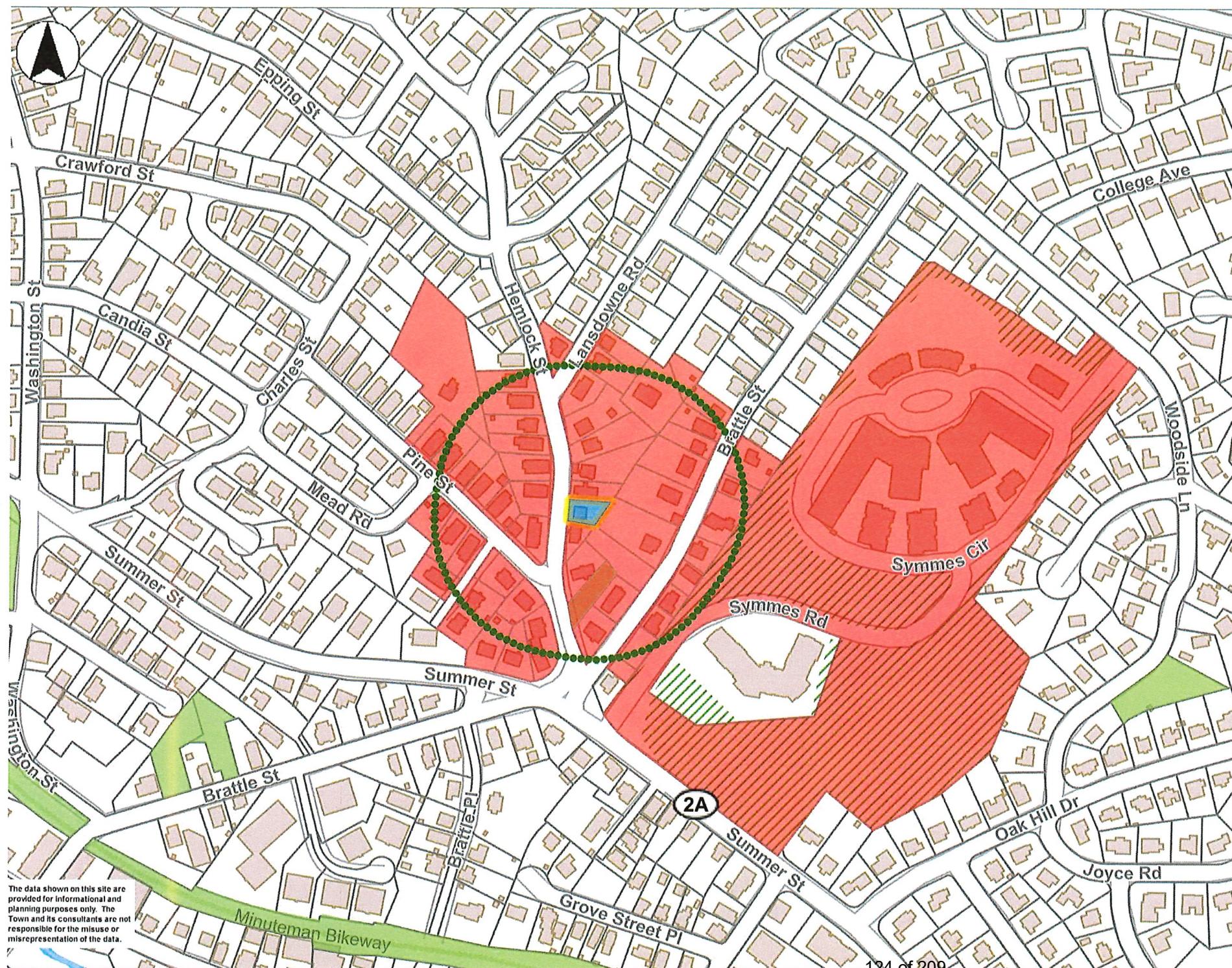
Major Road

Local Road

Master Plan Base Maj

Water Line

Water Body





SP-25-6	Primary Location	Applicant
Special Use Permit	29 HEMLOCK ST	 Shira Lion
Application (ZBA)	Arlington, MA 02474	 781-962-4192
Status: Active		 steinliondesign@gmail.com
Submitted On: 3/25/2025		 20 Linden Street
		Arlington, MA 02476
Owner		
	BENDER KATHRYN M 29 HEMLOCK ST ARLINGTON, MA 02474	

Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw. ***Please LIST BYLAW(S)*** 

Large Additions 5.4.2-B6; Non-conforming Single-family Dwelling 8.1.3-B; Projections into Minimum Yards 5.3.9-C and D

Explain why the requested use is essential or desirable to the public convenience or welfare.*

Not Applicable. The request is to expand a single-family home on the same property – it has no bearing on public convenience or welfare.

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

Not Applicable. The addition of the home will not infringe upon the road or sidewalk in any way, nor will it limit visibility of drivers or pedestrians or cause congestion.

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

Not Applicable. The requested use is unchanged from its original, which is an owner-occupied single-family home. There will be no added bathrooms or any plumbing fixtures added or greater water use required after the renovation. For this reason, no overload of any public systems will occur, nor hazards of any kind.

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.*

While the dwelling has an existing non-conforming front setback, the requested relief for the addition will actually create a more uniform rhythm to the street as neighboring homes are flush (or close to flush) with the proposed addition.

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.*

At the street edge, the same amount of landscape space and hardscape (steps, low walls, etc) are maintained and are to be fully revamped with a new landscape design and new plantings. The Large Addition relief would allow the proposed 241sf. addition, which sits more than ten feet from the public's engagement with the building. The addition to the living space is also proposed to be nine feet above street level. The front facade will have more windows and a change in cladding material to make the home more visually inviting from the street. The character and cohesion of homes along Hemlock Street will not be negatively affected according to the intent and purpose of the ByLaw.

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

Not Applicable. The use is unchanged. The proposed addition of 241 square feet will give the homeowner space to add an elevator for accessibility purposes as she ages in place. The second floor addition will give her ample space to continue her work as an artist while staying in her home, even with more limited mobility.

Dimensional and Parking Information

Present Use/Occupancy *

Residential/ Single-family

Proposed Use/Occupancy *

no change

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

1

Existing Gross Floor Area (Sq. Ft.)*

1888

Proposed Gross Floor Area (Sq. Ft.)*

2129

Existing Lot Size (Sq. Ft.)*

3768

Proposed Lot Size (Sq. Ft.)* 

3768

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

50

Proposed Frontage (ft.)*

50

Minimum Frontage required by Zoning*

60

Existing Floor Area Ratio*	Proposed Floor Area Ratio*
0.33	0.39
Max. Floor Area Ratio required by Zoning*	Existing Lot Coverage (%)*
0.35	16.1
Proposed Lot Coverage (%)*	Max. Lot Coverage required by Zoning*
17.5	35
Existing Lot Area per Dwelling Unit (Sq. Ft.)*	Proposed Lot Area per Dwelling Unit (Sq. Ft.)*
3768	3768
Minimum Lot Area per Dwelling Unit required by Zoning*	Existing Front Yard Depth (ft.)*
0	17.6
Proposed Front Yard Depth (ft.)*	Minimum Front Yard Depth required by Zoning*
12.6	20
Existing SECOND Front Yard Depth (ft.)* ⓘ	Proposed SECOND Front Yard Depth (ft.)* ⓘ
0	0
Minimum SECOND Front Yard Depth required by Zoning* ⓘ	Existing Left Side Yard Depth (ft.)* ⓘ
0	16.3
Proposed Left Side Yard Depth (ft.)* ⓘ	Minimum Left Side Yard Depth required by Zoning* ⓘ
16.3	10

Existing Right Side Yard Depth (ft.)* ⓘ	Proposed Right Side Yard Depth (ft.)* ⓘ
7.2	7.2
Minimum Right Side Yard Depth required by Zoning*	Existing Rear Yard Depth (ft.)* ⓘ
0	26.6
Proposed Rear Yard Depth (ft.)*	Minimum Rear Yard Depth required by Zoning*
26.6	0
Existing Height (stories)	Proposed Height (stories)*
2.5	2.5
Maximum Height (stories) required by Zoning*	Existing Height (ft.)*
2.5	29
Proposed Height (ft.)*	Maximum Height (ft.) required by Zoning*
29	35
For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.	
Existing Landscaped Open Space (Sq. Ft.)*	Proposed Landscaped Open Space (Sq. Ft.)*
2826	2826
Existing Landscaped Open Space (% of GFA)*	Proposed Landscaped Open Space (% of GFA)*
75	75

Minimum Landscaped Open Space (% of GFA) required by Zoning*	Existing Usable Open Space (Sq. Ft.)*
10	2980
Proposed Usable Open Space (Sq. Ft.)*	Existing Usable Open Space (Sq. Ft.)* ?
2961	79
Proposed Usable Open Space (% of GFA)* ?	Minimum Usable Open Space required by Zoning*
78.5	30
Existing Number of Parking Spaces*	Proposed Number of Parking Spaces*
2	2
Minimum Number of Parking Spaces required by Zoning*	Existing Parking area setbacks
1	0
Proposed Parking area setbacks *	Minimum Parking Area Setbacks required by Zoning*
0	0
Existing Number of Loading Spaces	Proposed Number of Loading Spaces*
0	0
Minimum Number of Loading Spaces required by Zoning*	Existing Slope of proposed roof(s) (in. per ft.)*
0	5

Proposed Slope of proposed roof(s) (in. per ft.)*	Minimum Slope of Proposed Roof(s) required by Zoning*
5	0

Existing type of construction*	Proposed type of construction*
wood frame	wood frame

Open Space Information

Existing Total Lot Area*	Proposed Total Lot Area*
3768	3768
Existing Open Space, Usable*	Proposed Open Space, Usable*
79	78.5
Existing Open Space, Landscaped*	Proposed Open Space, Landscaped*
75	75

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area	Accessory Building, Proposed Gross Floor Area
0	0
Basement or Cellar, Existing Gross Floor Area <small>?</small>	Basement or Cellar, Proposed Gross Floor Area
612	612
1st Floor, Existing Gross Floor Area	1st Floor, Proposed Gross Floor Area
617	749

2nd Floor, Existing Gross Floor Area	2nd Floor, Proposed Gross Floor Area
659	767

3rd Floor, Existing Gross Floor Area	3rd Floor, Proposed Gross Floor Area
0	0

4th Floor, Existing Gross Floor Area	4th Floor, Proposed Gross Floor Area
0	0

5th Floor, Existing Gross Floor Area	5th Floor, Proposed Gross Floor Area
0	0

Attic, Existing Gross Floor Area 	Attic, Proposed Gross Floor Area
0	0

Parking Garages, Existing Gross Floor Area 	Parking Garages, Proposed Gross Floor Area
0	0

All weather habitable porches and balconies, Existing Gross Floor Area	All weather habitable porches and balconies, Proposed Gross Floor Area
0	0

Total Existing Gross Floor Area	Total Proposed Gross Floor Area
---------------------------------	---------------------------------

1888	
------	---

2128	
------	---

APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:

- Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.*

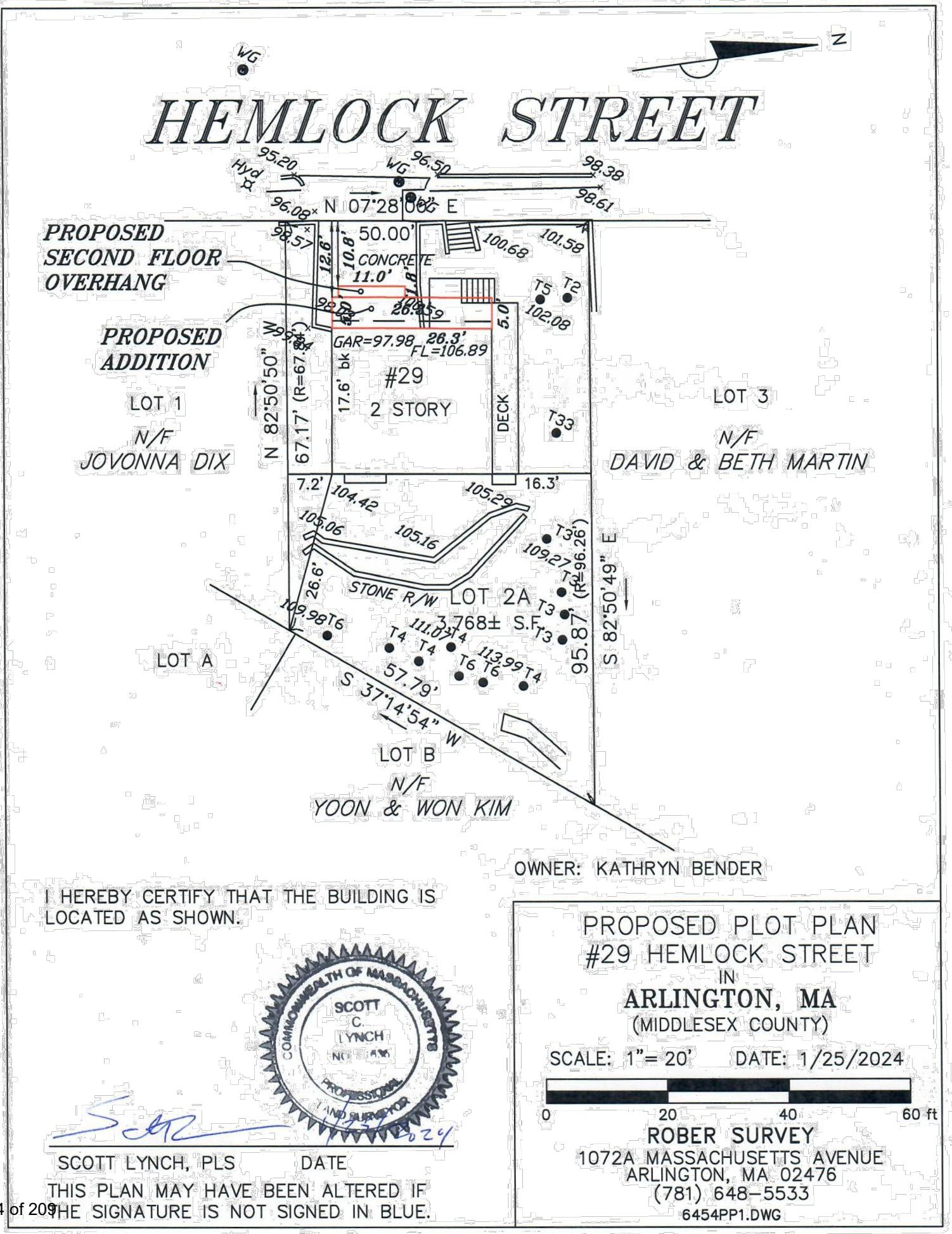
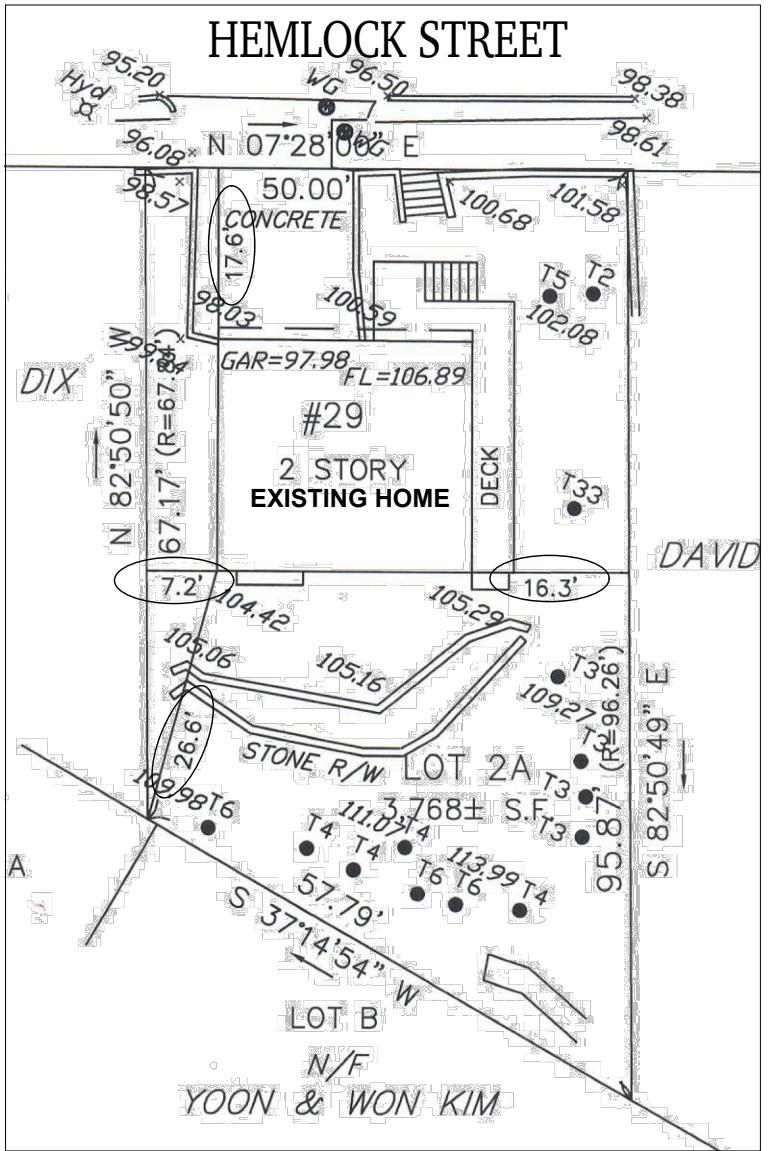


Applicant's Signature*

 Shira Steinberg Lion
Mar 25, 2025

ZONING SITE DIAGRAM

based on Rober Survey existing plot plan 1:20 scale



BENDER RESIDENCE
29 Hemlock St. Arlington, MA

29 Hemlock St. Arlington, MA

DATE: 03.25.25

SCALE: AS NOTED
PROPOSED
PILOT PLAN

ROBER SURVEY INC.

P1.1



FRONT OF HOME ON HEMLOCK STREET



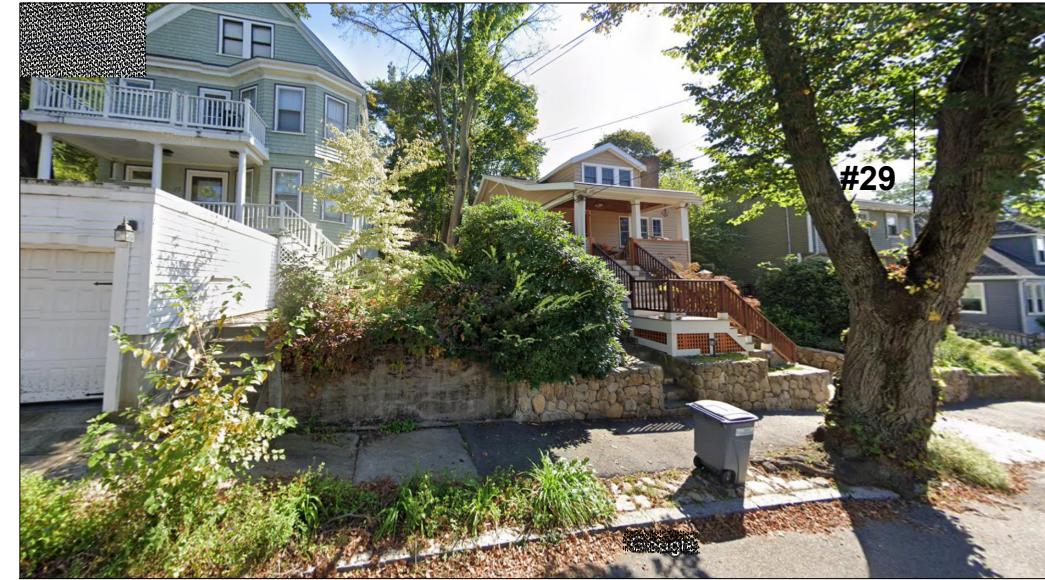
LOOKING DOWN HEMLOCK ST.



29 HEMLOCK AND NEIGHBOR TO THE SOUTH

ZONING DIMENSIONAL INFORMATION

	ZONING DISTRICT R-1, LOT 2A, 29 HEMLOCK ST.	ALLOWED/ REQUIRED	EXISTING	PROPOSED	COMPLIANCE
A	MINIMUM LOT SIZE (SF.)	6,000 SF.	3,768 SF.	NO CHANGE	EXISTING NON-CONF.
B	MINIMUM FRONTAGE (FT)	60 FT.	50 FT.	NO CHANGE	EXISTING NON-CONF.
C	MAX. FLOOR AREA RATIO, FAR	0.35	0.33	0.39	NON-CONFORMING
D	MAX. LOT COVERAGE (%)	35%	16.1%	17.5%	CONFORMING
E	FRONT YARD SETBACK (FT)	20 FT	17.6 FT	12.6 FT	EXISTING NON-CONF.
F	SIDE YARD SETBACK (FT)	10 FT	16.3 FT/ 7.2 FT.	NO CHANGE	EXISTING NON-CONF.
G	REAR YARD SETBACK (FT)	20 FT	26.6 FT	NO CHANGE	CONFORMING
H	MAX. HEIGHT (STORIES/ FT)	35 FT./ 2.5 STORIES	29 FT/ 2.5 ST.	NO CHANGE	CONFORMING
I	OPEN SPACE – MIN. LANDSCAPED AREA (%)	10%	75%	NO CHANGE	CONFORMING
J	OPEN SPACE – MIN. USABLE AREA (%)	30%	79%	78.5%	CONFORMING



STREETSCAPE - NEIGHBORING HOUSES, NORTH AND SOUTH

DRAWING LIST

COVER SHEET

P1.1	PROPOSED PLOT PLAN – ROBER SURVEY
L1.1	PROPOSED LANDSCAPE PLAN – WEINMAYR JAY ASSOC.
A0.0	EXISTING FLOOR PLANS
A1.0	PROPOSED BASEMENT PLAN
A1.1	PROPOSED FIRST FLOOR PLAN
A1.2	PROPOSED SECOND FLOOR PLAN
A2.1	PROPOSED EXTERIOR ELEVATIONS
S-001	STRUCTURAL: GENERAL NOTES
F0-100	BASEMENT FOUNDATION PLAN
S-100	FIRST AND SECOND FLOOR FRAME
S-101	CEILING AND ROOF FRAME
S-200	NOTES AND TYPICAL DETAILS

BENDER RESIDENCE
29 Hemlock St. Arlington, MA

DATE: 03.25.25

SCALE: NTS.

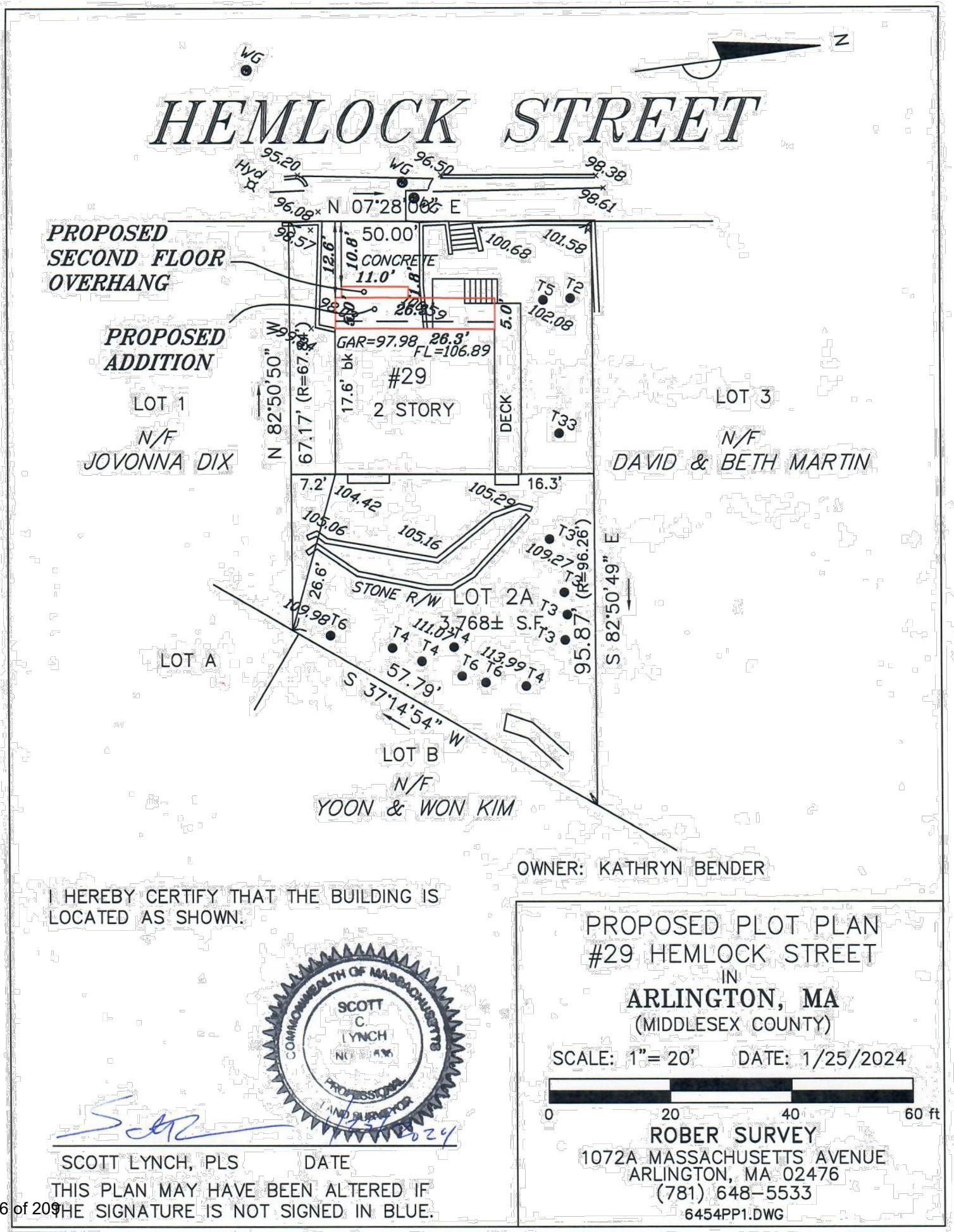
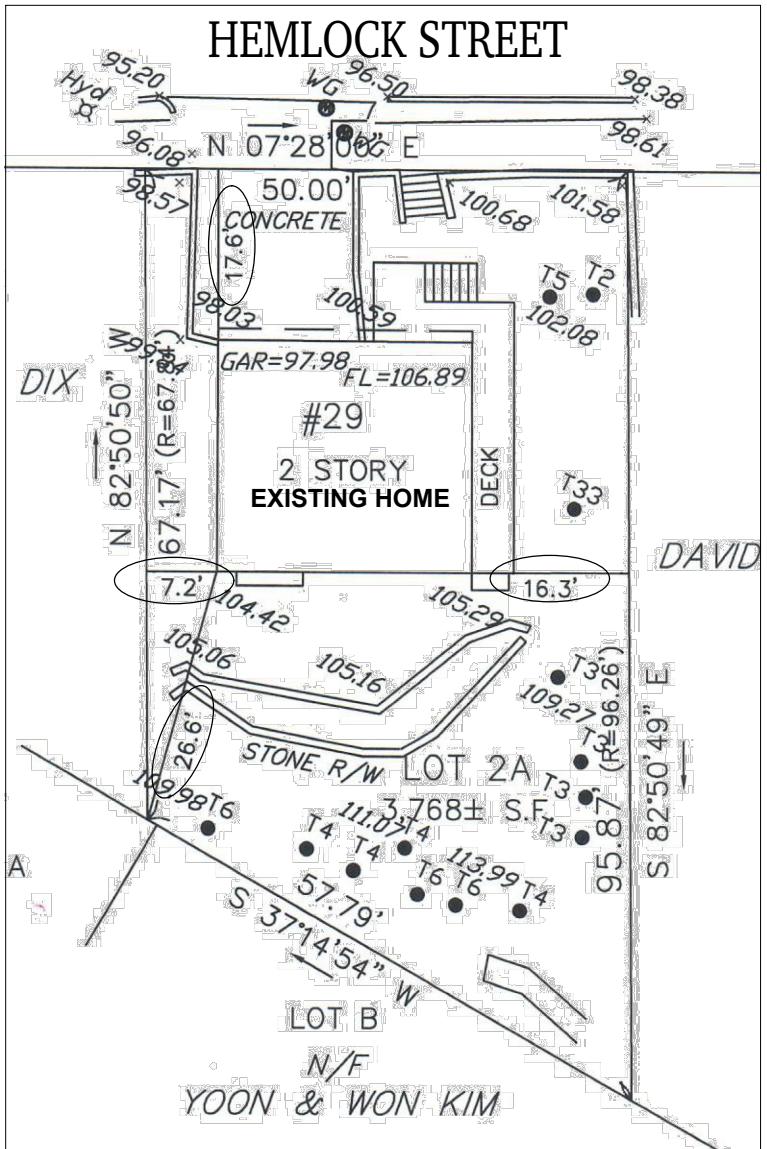
COVER

STEIN
LION
DESIGN

(781) 962-4192
steinliondesign@gmail.com
steinliondesign.com

ZONING SITE DIAGRAM

based on Rober Survey existing plot plan 1:20 scale



BENDER RESIDENCE
29 Hemlock St. Arlington, MA

29 Hemlock St. Arlington, MA

DATE: 03.25.25

**SCALE: AS NOTED
PROPOSED
PLOT PLAN**

ROBER SURVEY INC.

P1.1

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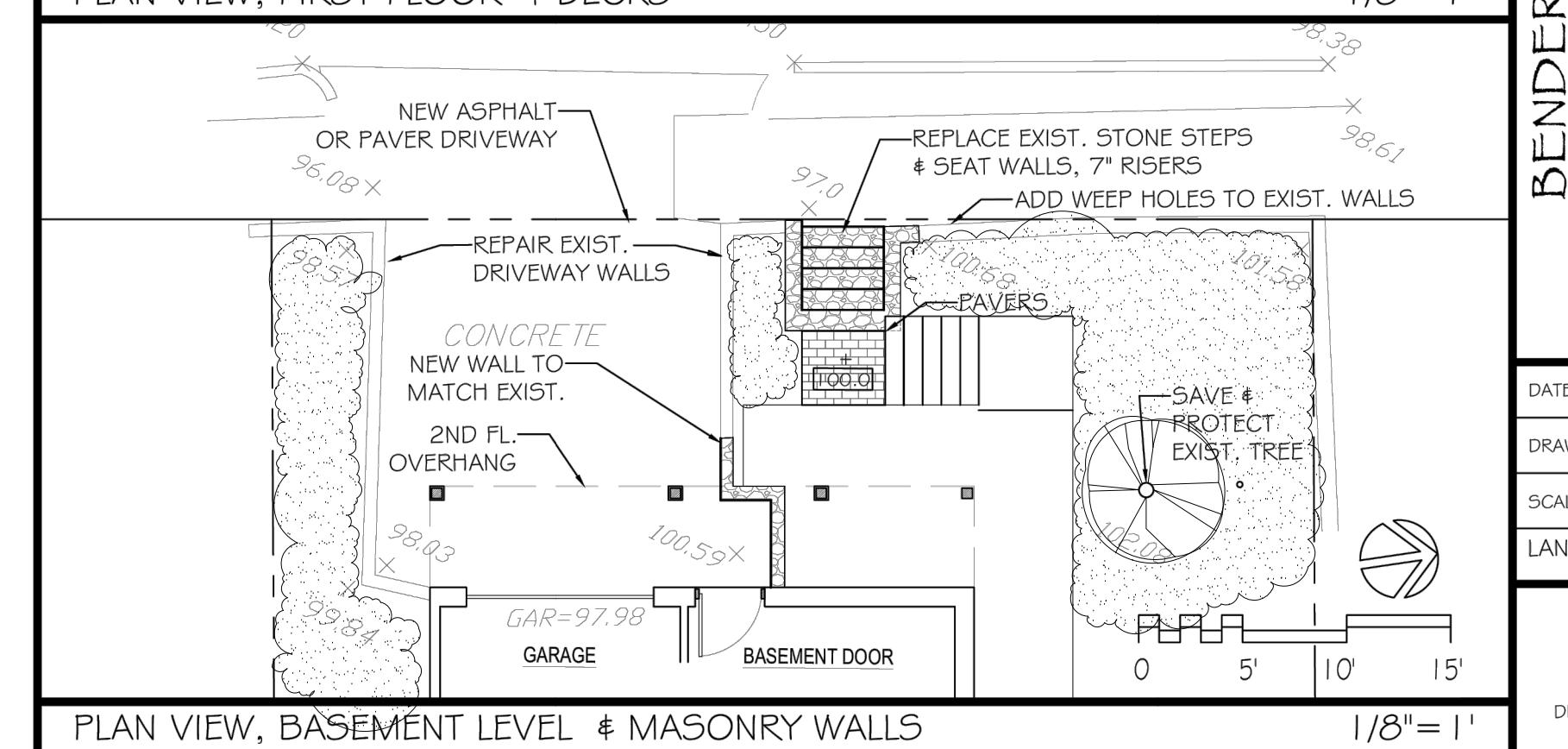
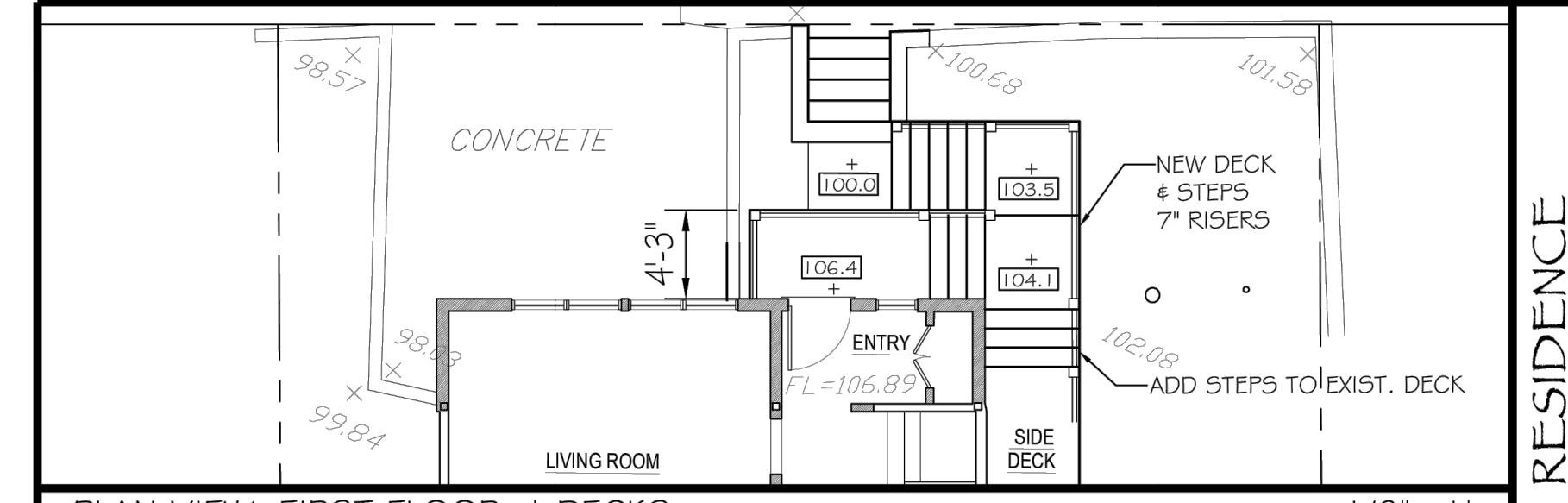
BENDER RESIDENCE
29 Hemlock St. Arlington, MA

DATE: 03.25.25

SCALE: AS NOTED
PROPOSED
LANDSCAPE
PLAN

By:
WEINMAYR/
JAY
ASSOCIATES

L-1



BENDER RESIDENCE
29 Hemlock St. Arlington, MA
WEINMAYR/JAY ASSOC. INC. LANDSCAPE ARCHITECTS
360 Charles River Rd. Watertown, MA 02472 617.957.9733

DATE: 2/20/2025

DRAWN: DAJ

SCALE: 1/8" = 1'

LANDSC. PLAN

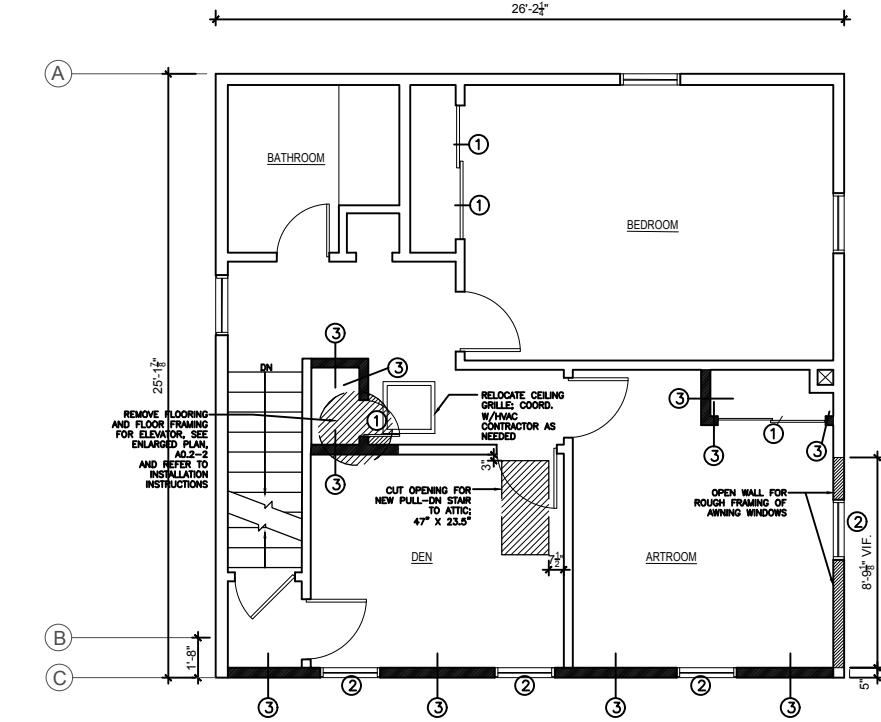
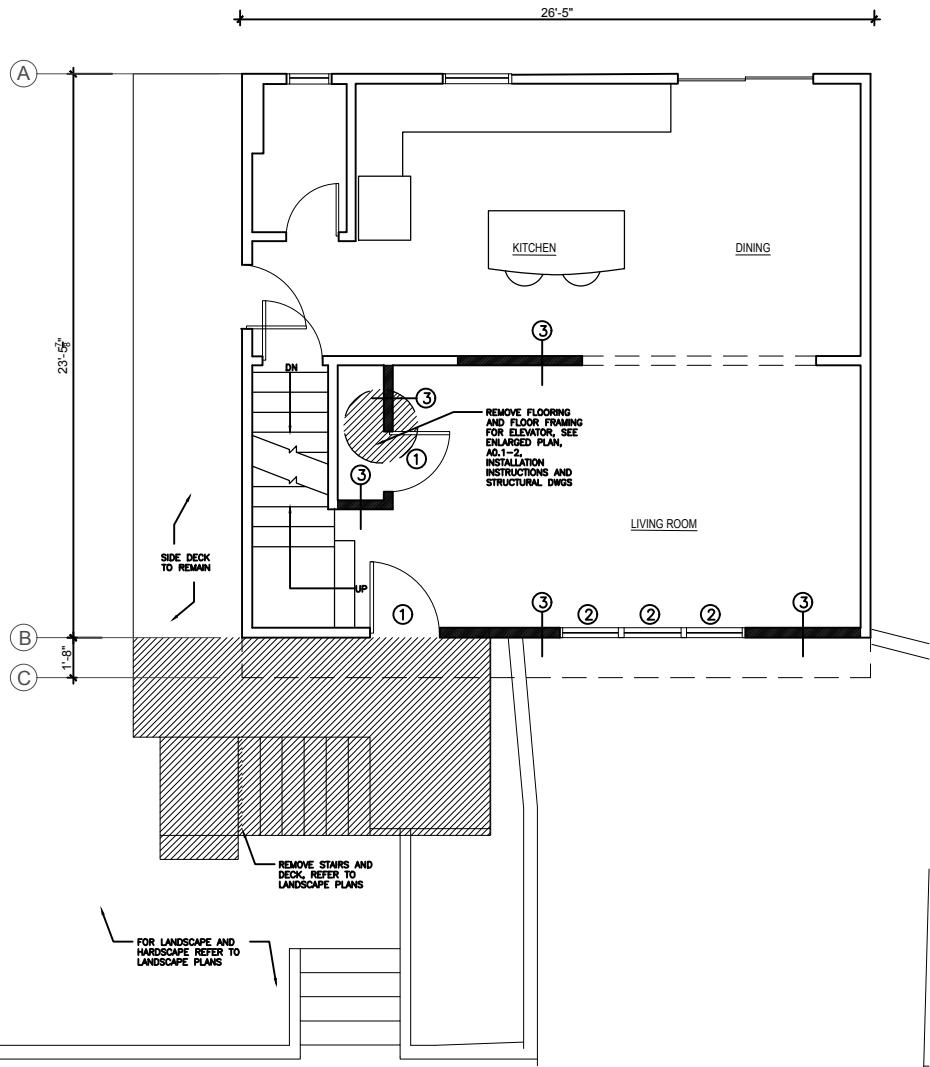
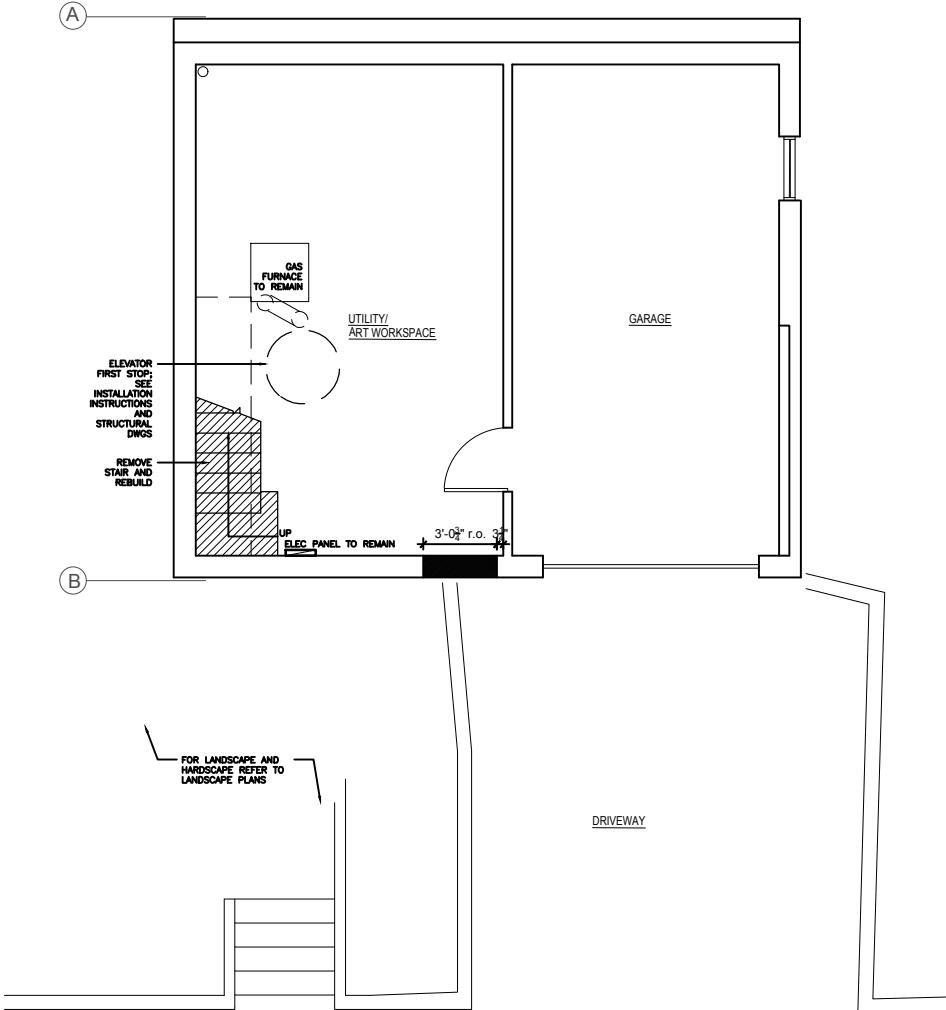
DRAWING NO.
L-1

DATE: 03.25.25

SCALE: 1/8" = 1'-0"

EXISTING
PLANS

A0.0



GROSS FLOOR AREA	
	EXISTING
BASEMENT	612
FIRST FLR.	617
SECOND FLR.	659
TOTAL GSF (SF)	1888

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steinliondesign@gmail.com
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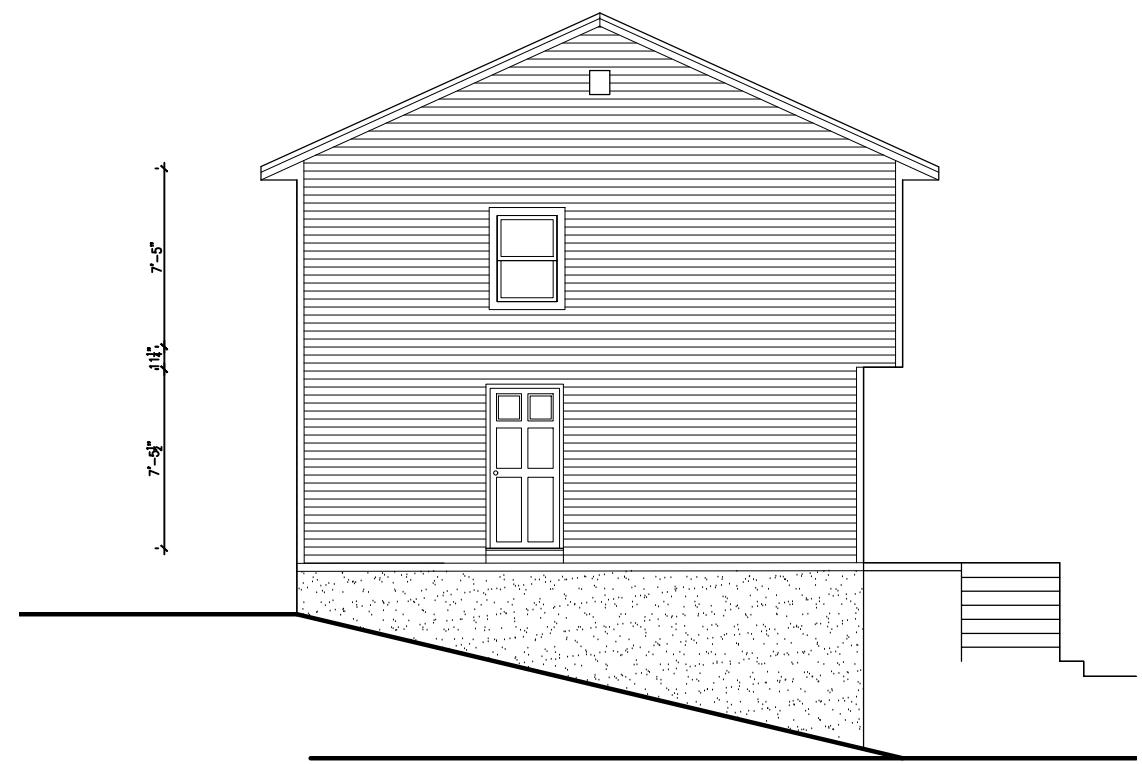
BENDER RESIDENCE
29 Hemlock St. Arlington, MA

DATE: 03.25.25

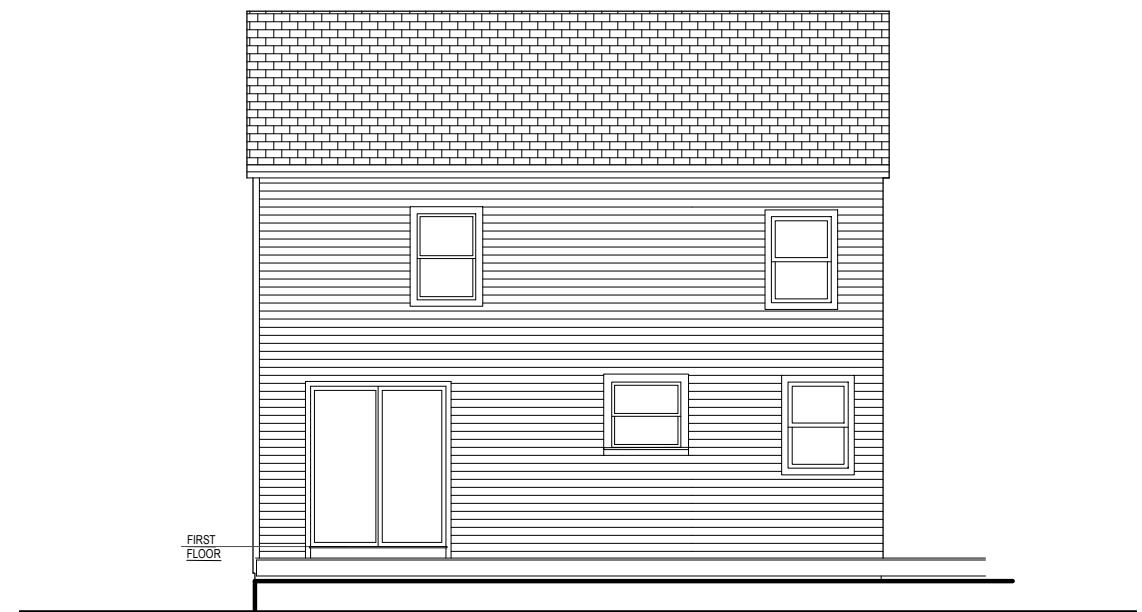
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EXISTING
EXTERIOR
ELEVATIONS

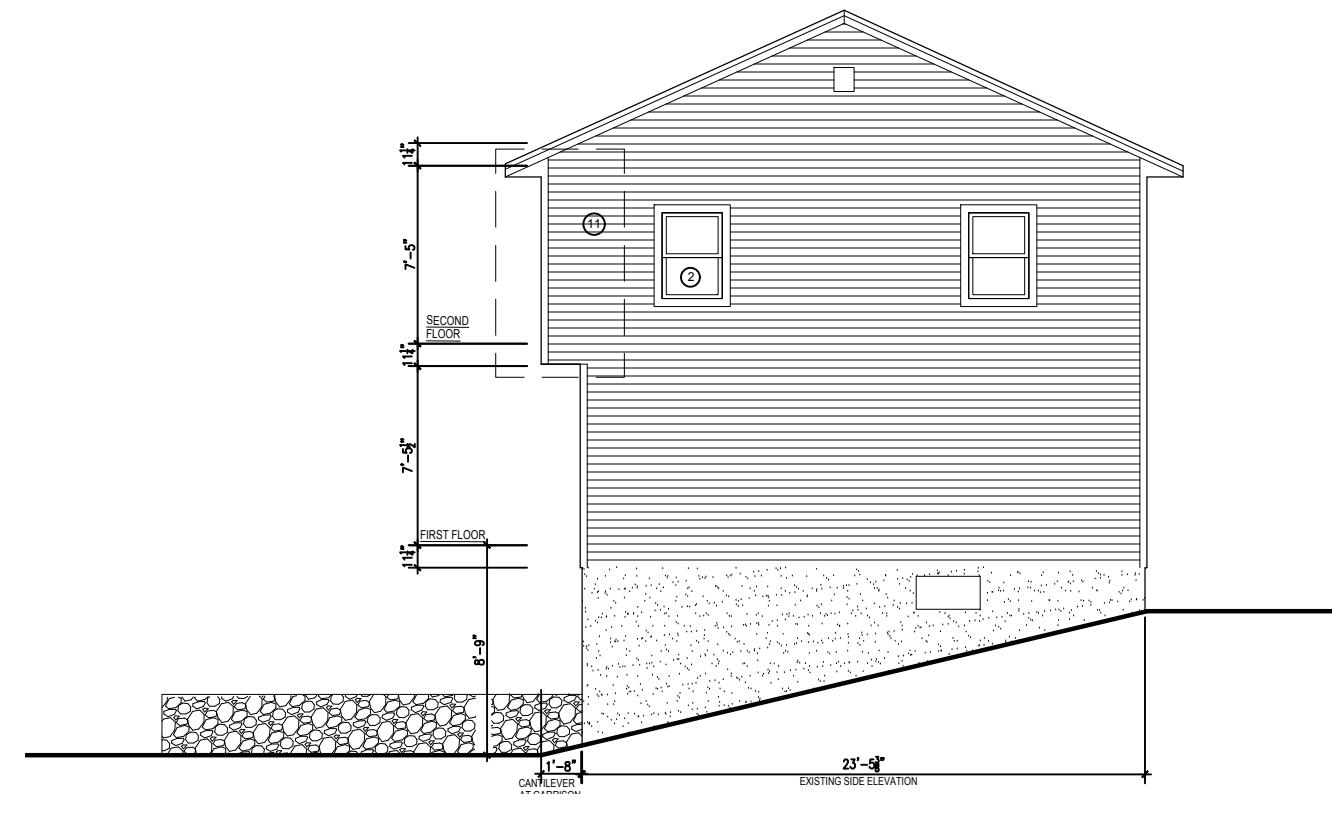
A0.3



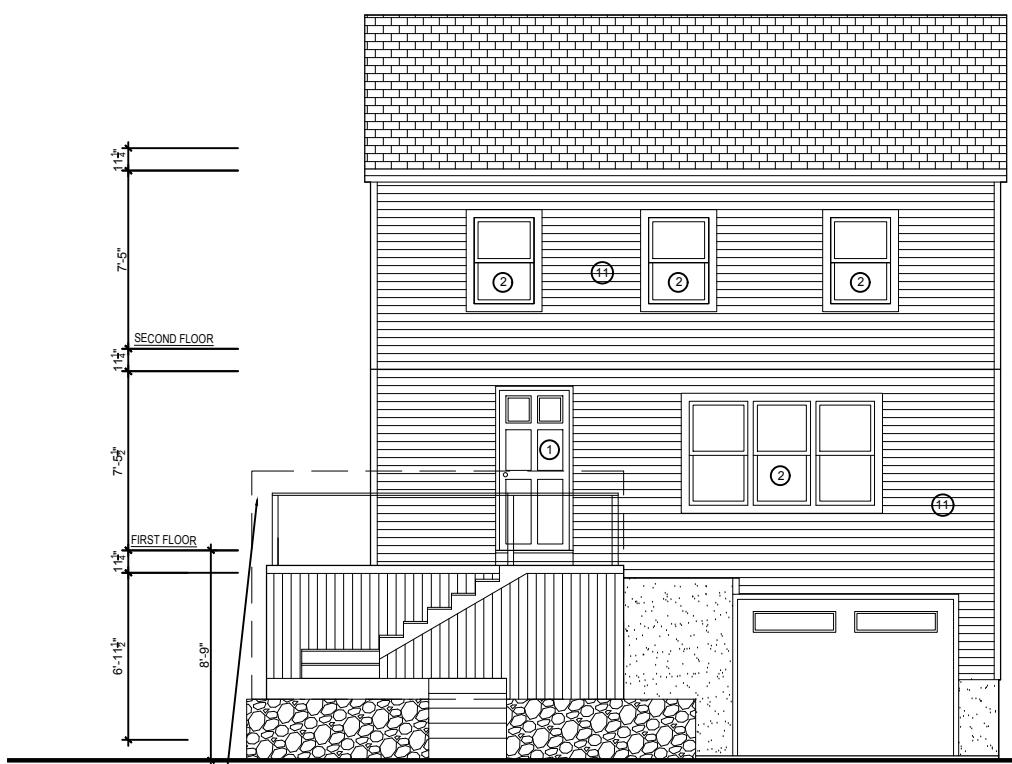
3 NORTH ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"

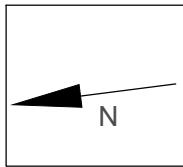
DOOR SCHEDULE AND NOTES

NO.	LOCATION	TYPE	MANU.	DOOR SIZE
1	BASEMENT	EXTERIOR	THERMTRU	36" X 80"
2	ENTRY	EXTERIOR	TBD	36" X 80"
3	PANTRY CLOSET	INTERIOR	JELDWEN	(2)15" X 80"
4	WASHER/ DRYER	INTERIOR	JELDWEN	(2)15" X 80"
5	ENTRY HALL CLOSET	INTERIOR	JELDWEN	(2)18" X 80"
6	PRIMARY CLOSET	INTERIOR	JELDWEN	(2)33" X 80"

NO.	NOTES	HARDWARE
1	FIBREGLASS DOOR, NO LIGHT; CONFIRM MAX. HT FOR DOOR	EXTER. LOCK SET
2	EXTERIOR WOOD DOOR. DOUBLE BORE. $\frac{1}{4}$ LIGHT TO MATCH EXTG DOOR	EXTER. LOCK SET
3	INTERIOR COMPOSITE WOOD DOOR. SINGLE BORE. SEE NOTE #1	PASSAGE SET
4	INTERIOR COMPOSITE WOOD DOOR. SINGLE BORE. SEE NOTE #1	PASSAGE SET
5	INTERIOR COMPOSITE WOOD DOOR. SINGLE BORE. SEE NOTE #1	PASSAGE SET
6	INTERIOR COMPOSITE WOOD DOOR. SINGLE BORE. SEE NOTE #1	PASSAGE SET

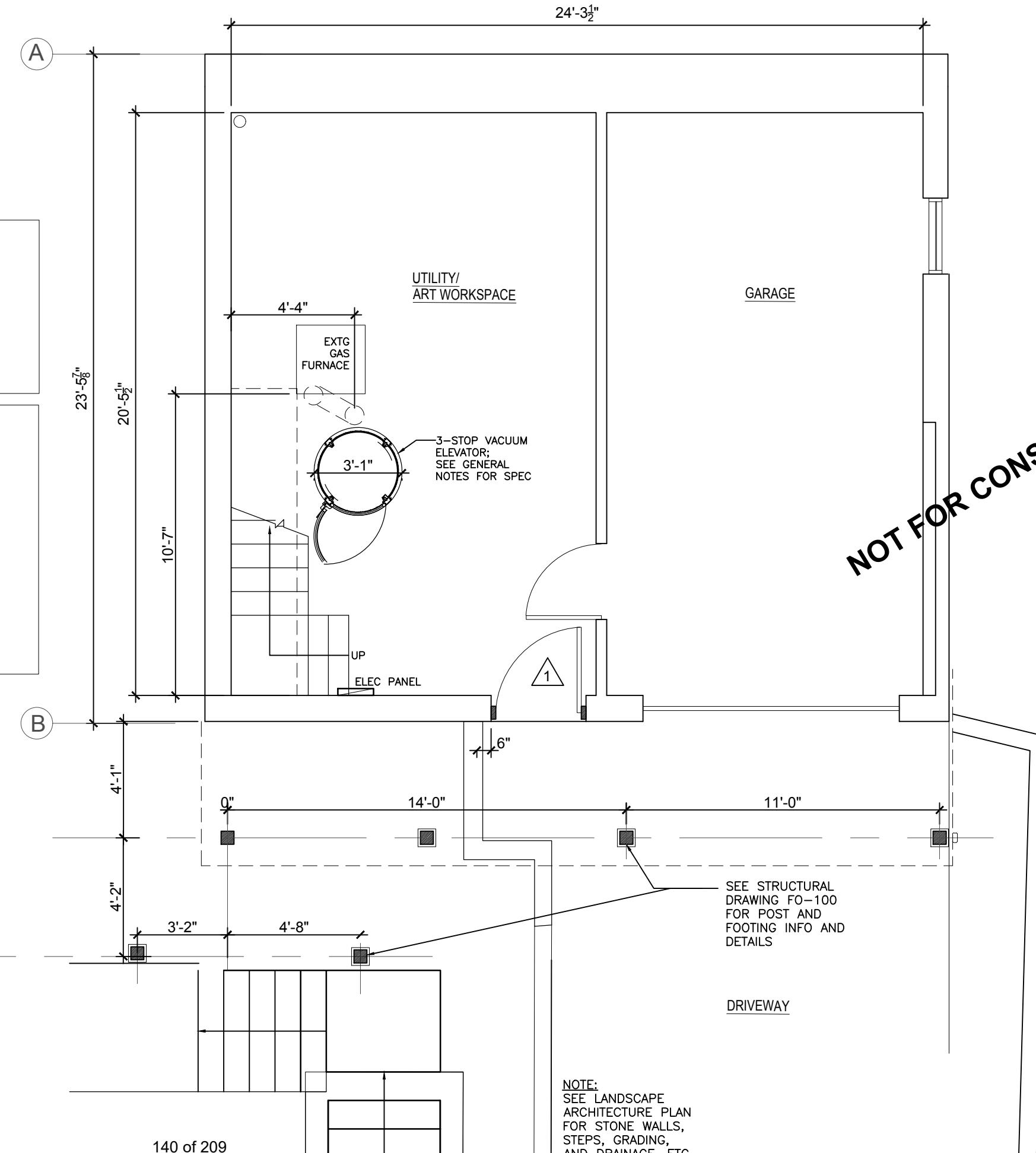
NOTES:

1. INTERIOR DOORS TO BE JELDWEN MOLDED WOOD COMPOSITE DOOR, 6-PANEL STYLE TO MATCH EXISTING INTERIOR DOORS, PRIMED.
2. ALL INTERIOR DOORS SHALL BE 1-3/8" HINGED SWING DOORS, UNLESS OTHERWISE NOTED.
3. ALL NEW DOORS SHALL BE LIGHTLY Sanded, AND PAINTED W/2 COATS, LOW-VOC PAINT. COLOR BY OWNER
4. ALL REUSED EXISTING DOORS SHALL BE Sanded TO SMOOTH, PRIMED AND PAINTED W/2 COATS LOW-VOC PAINT.
5. DOOR HARDWARE STYLE TO BE SPECIFIED BY ARCHITECT, PURCHASE BY OWNER



LEGEND		
	NEW WALL	
	NEW FOUNDATION WALL	
	EXISTING WALL TO REMAIN	

GROSS FLOOR AREA		
	EXISTING	PROPOSED
BASEMENT	612	612
FIRST FLR.	617	749
SECOND FLR.	659	767
TOTAL GSF (SF)	1888	2128
TOTAL ADDED GSF (SF)		240



STEIN LION DESIGN
(781) 962-4192
steinliondesign@gmail.com
steinliondesign.com

BENDER RESIDENCE
29 Hemlock St. Arlington, MA

DATE: 03.25.25

SCALE: 1/4" = 1'-0"

BASEMENT FLOOR PLAN

A1.0

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BENDER RESIDENCE
29 Hemlock St. Arlington, MA

DATE: 03.25.25

SCALE: 1/4" = 1'-0"

**FIRST
FLOOR
PLAN**

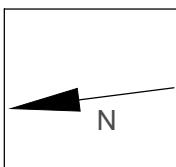
A1.1

NOT FOR CONSTRUCTION

WINDOW SCHEDULE

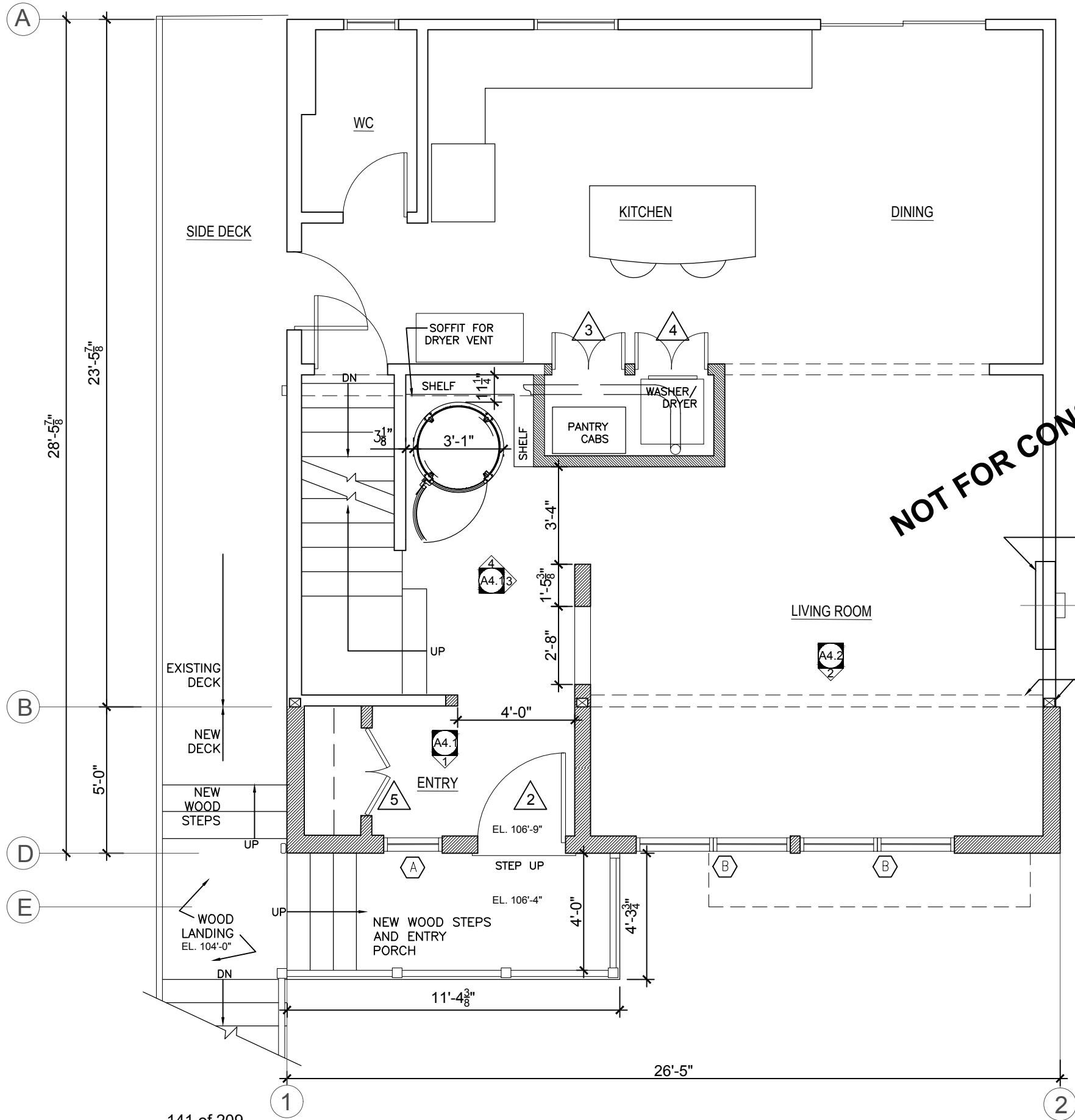
NO.	LOCATION	TYPE	QTY.	MANU.	UNIT SIZE
A	ENTRY	CASEMENT	1	ANDERSEN	2'-0 1/8" x 4'-4 13/16"
B	LIVING ROOM	MULLED DBL HNG	2	ANDERSEN	5'-3 3/4" x 4'-4 13/16"
C	ART/OFFICE	MULLED DBL HNG	2	ANDERSEN	5'-3 3/4" x 4'-4 13/16"
D	ART ROOM	TRIPLE MULLED AWNING	1	ANDERSEN	7'-0 5/8" x 1'-8 1/2"

NO.	MODEL	NOTES
A	C145	NO DIVIDED LIGHTS;
B	CX245	NO DIVIDED LIGHTS;
C	CX245	NO DIVIDED LIGHTS
D	AN3251	NO DIVIDED LIGHTS



LEGEND		
NEW WALL		
NEW FOUNDATION WALL		
EXISTING WALL TO REMAIN		

GROSS FLOOR AREA		
	EXISTING	PROPOSED
BASEMENT	612	612
FIRST FLR.	617	749
SECOND FLR.	659	767
TOTAL GSF (SF)	1888	2128
TOTAL ADDED GSF (SF)		240



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BENDER RESIDENCE
29 Hemlock St. Arlington, MA

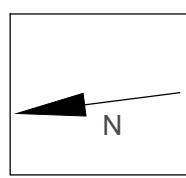
DATE: 03.25.25

SCALE: 1/4" = 1'-0"

SECOND
FLOOR
PLAN

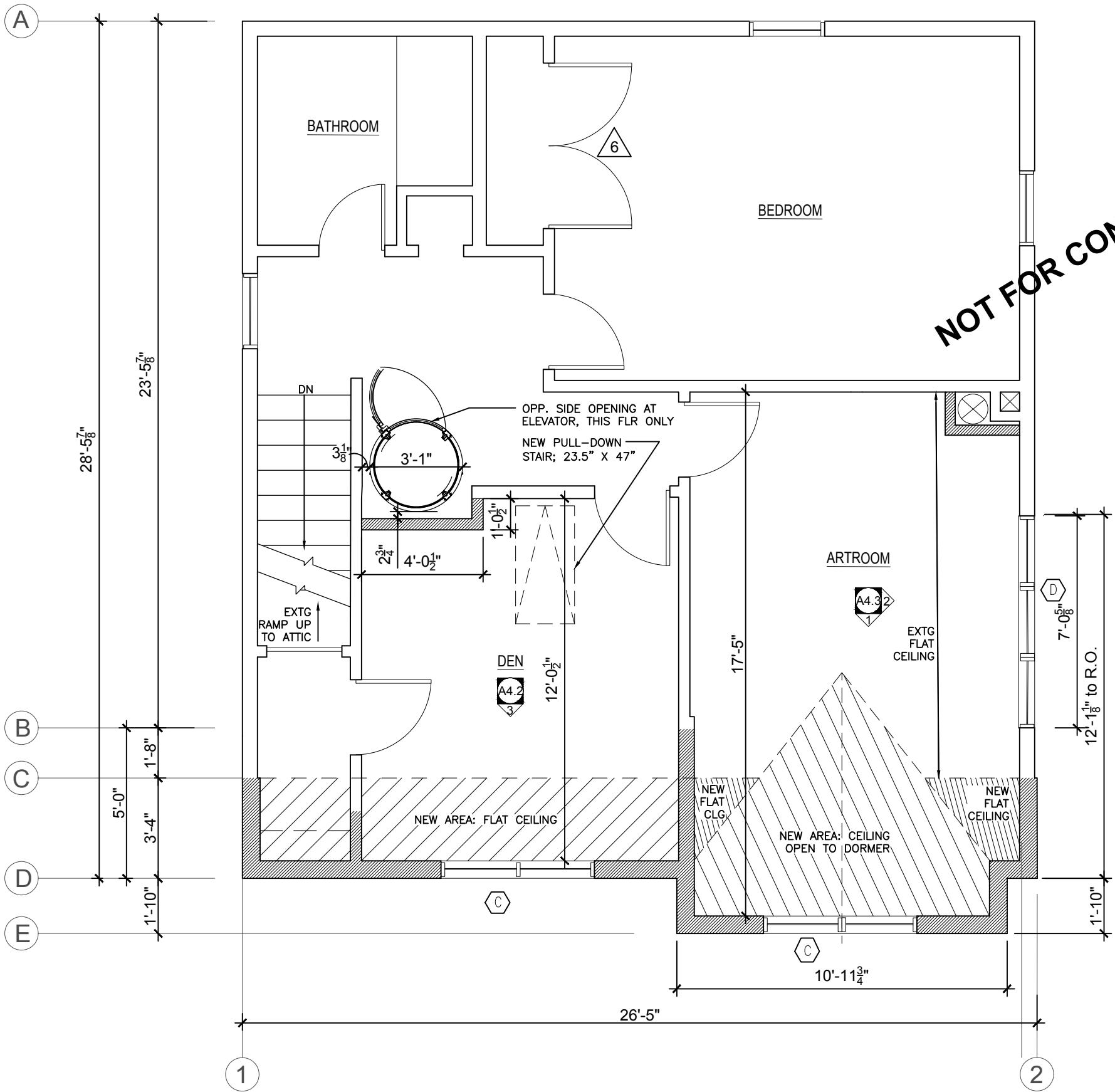
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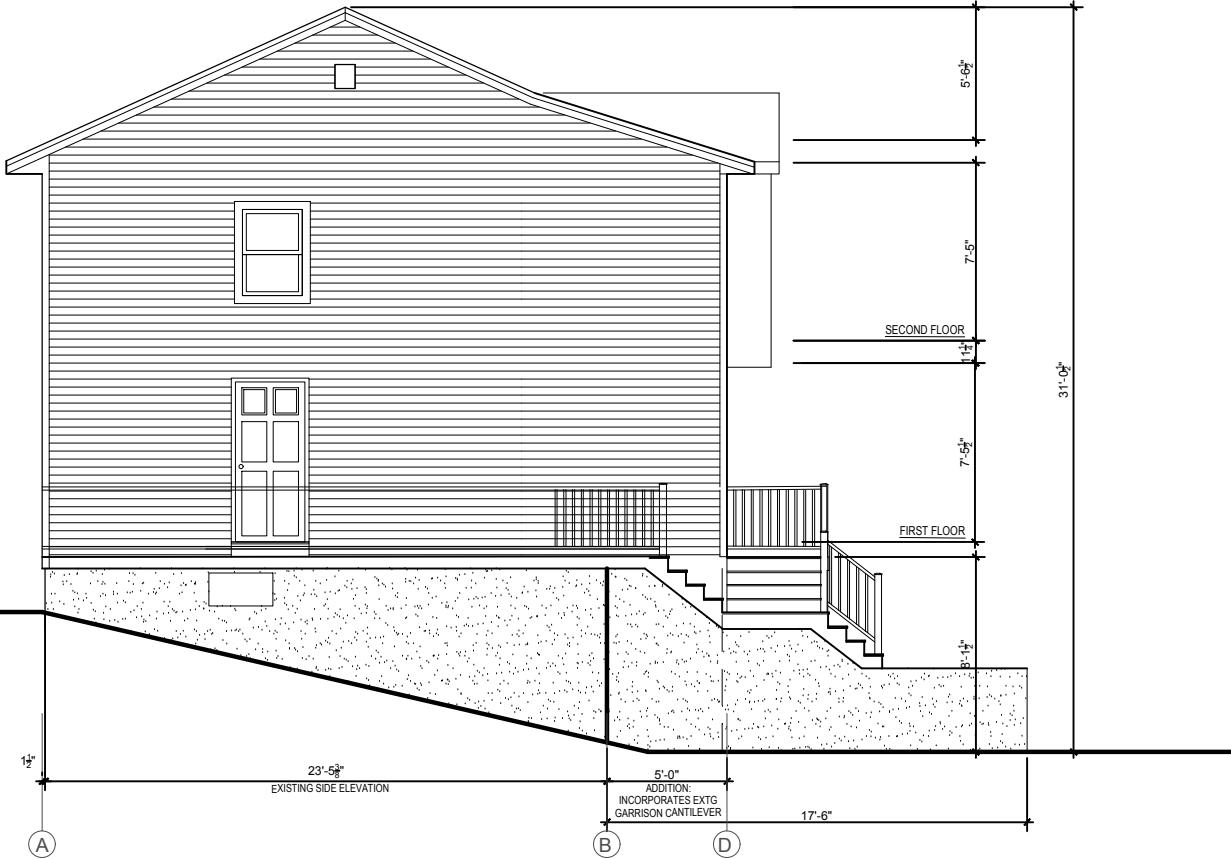
NOT FOR CONSTRUCTION



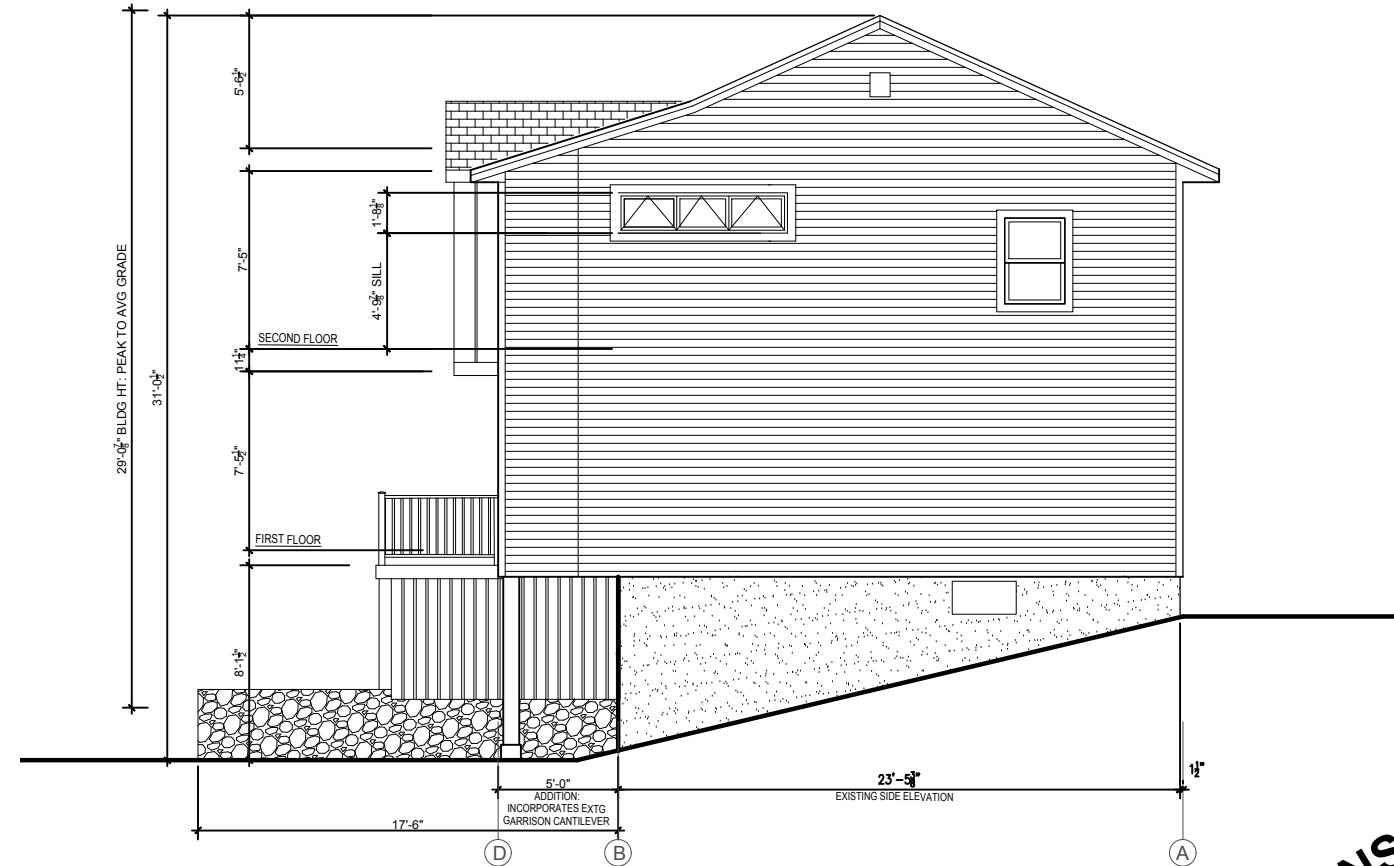
LEGEND		
	NEW WALL	
	NEW FOUNDATION WALL	
	EXISTING WALL TO REMAIN	

GROSS FLOOR AREA		
	EXISTING	PROPOSED
BASEMENT	612	612
FIRST FLR.	617	749
SECOND FLR.	659	767
TOTAL GSF (SF)	1888	2128
TOTAL ADDED GSF (SF)		240

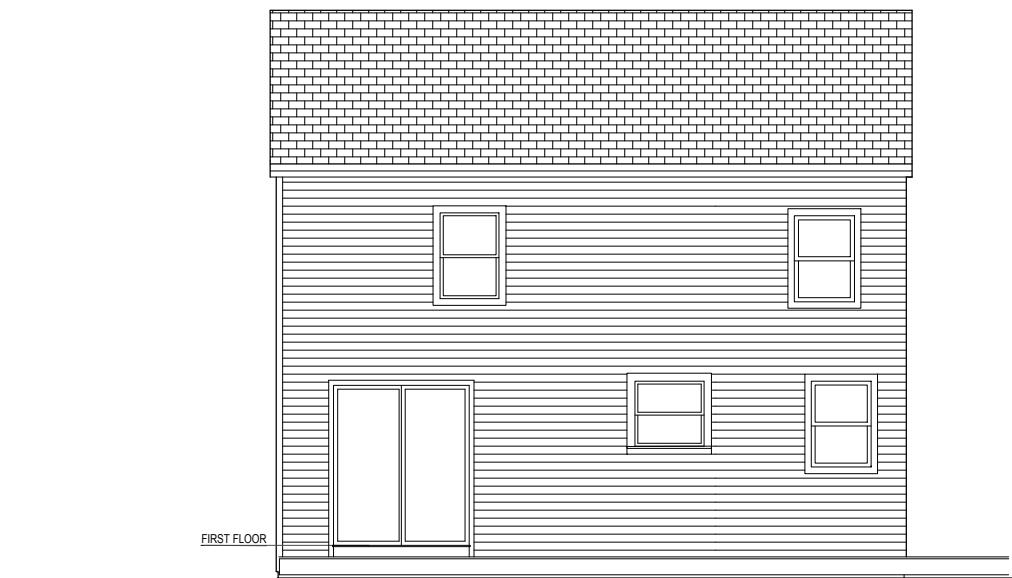




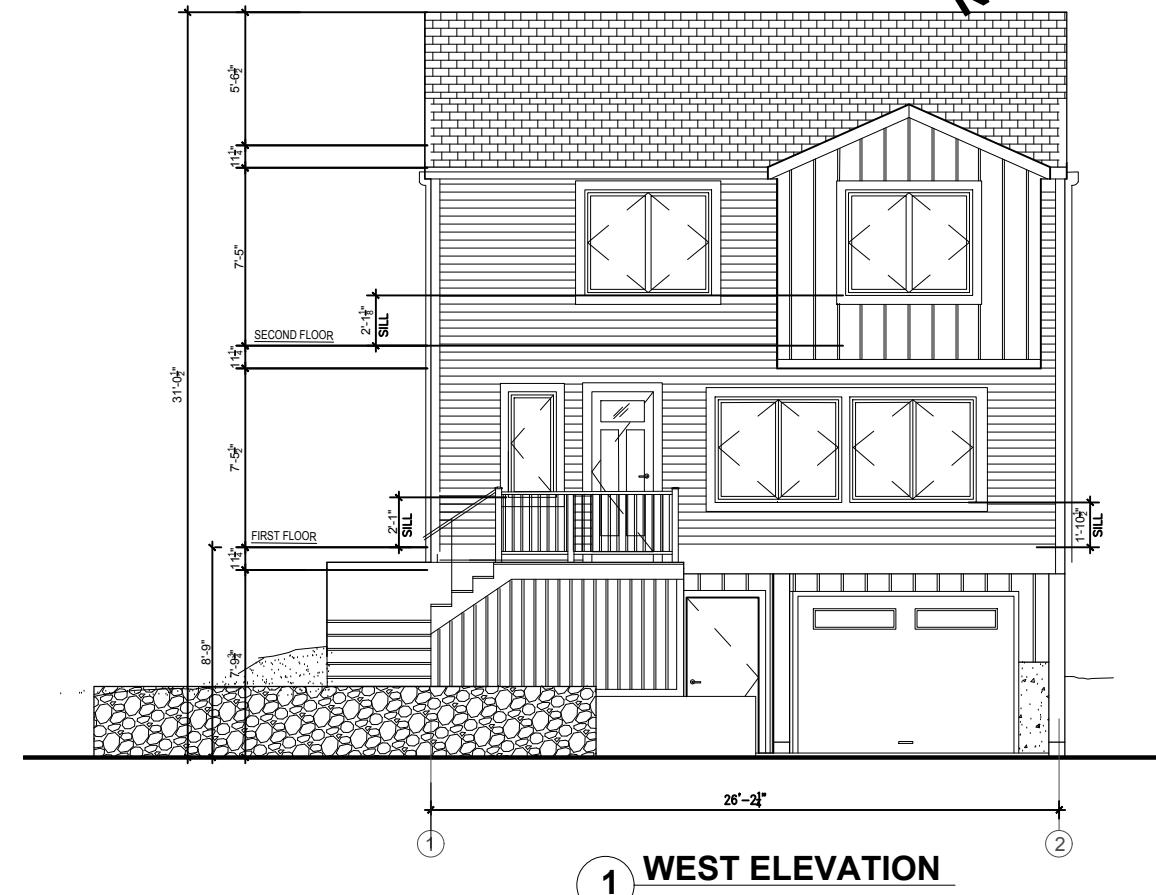
3 NORTH ELEVATION



2 **SOUTH ELEVATION**



4 EAST ELEVATION



1 WEST ELEVATION

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BENDER RESIDENCE
29 Hemlock St. Arlington, MA

DATE: 03.25.25

SCALE: 1/8" = 1'-0"

PROPOSED EXTERIOR ELEVATIONS

A2.1

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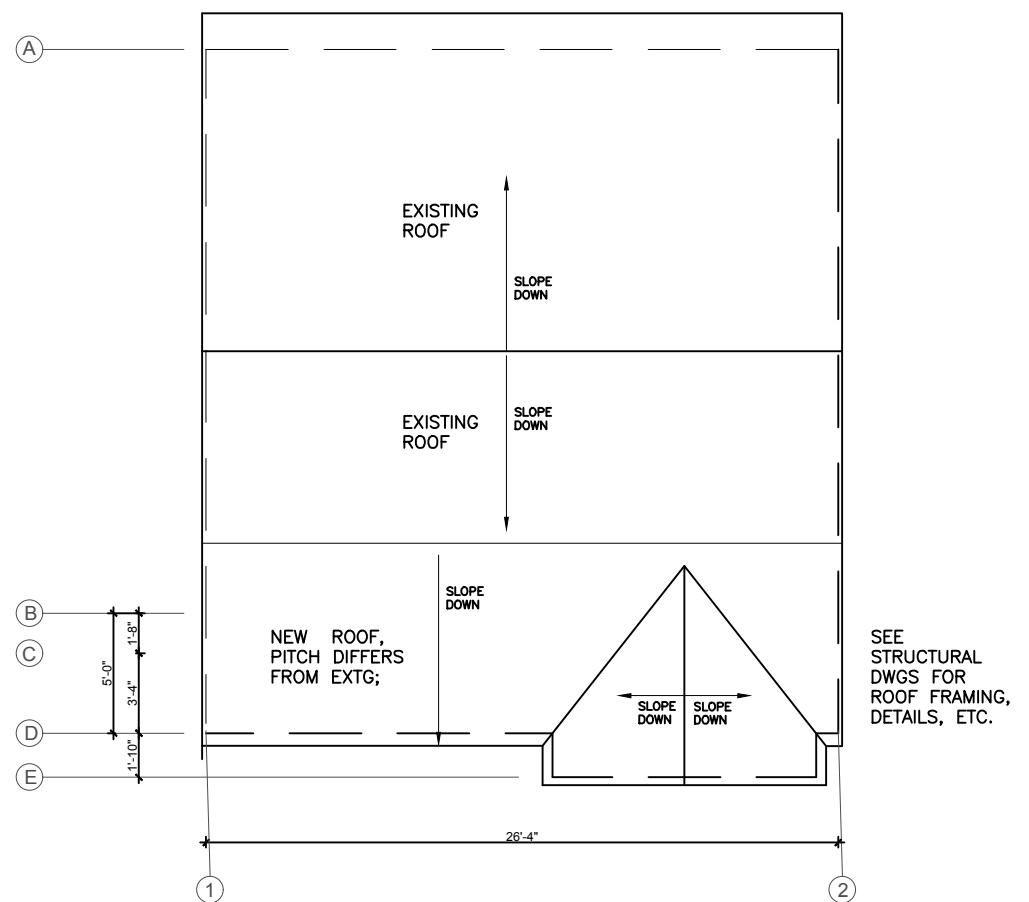
BENDER RESIDENCE
29 Hemlock St. Arlington, MA

DATE: 03.25.25

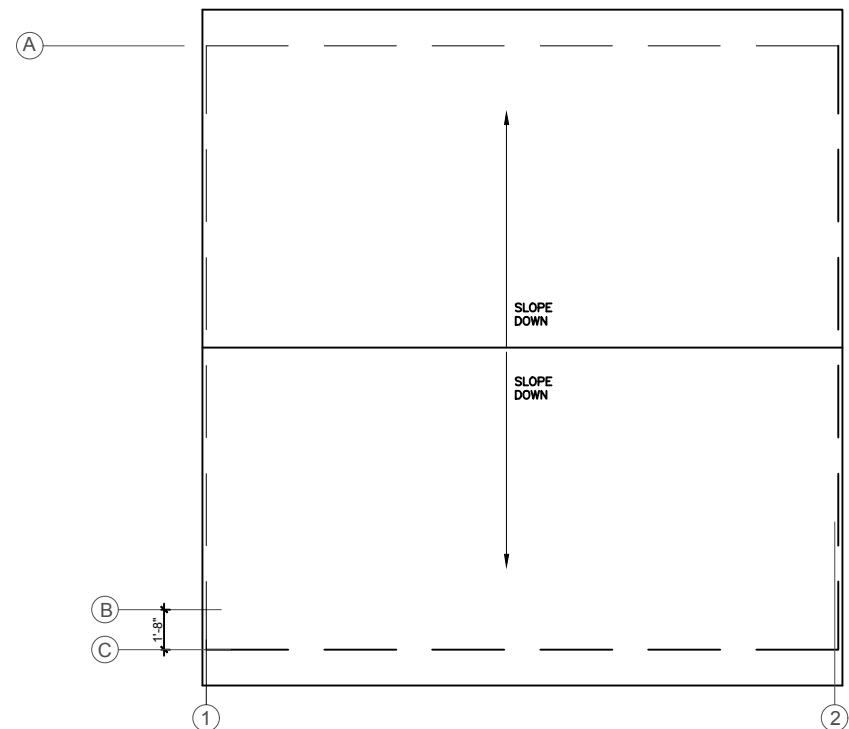
SCALE: 1/8" = 1'-0"

EXISTING
AND
PROPOSED
ROOF PLANS

A2.2



2 PROPOSED ROOF PLAN
1/8" = 1'-0"



1 EXISTING ROOF PLAN
1/8" = 1'-0"



Town of Arlington, Massachusetts

Docket #3843 17 Brattle Place

Summary:

OpenGov link: <https://arlingtonma.portal.opengov.com/records/209252>

ATTACHMENTS:

Type	File Name	Description
❑ Reference Material	3843_17_Brattle_PI_Legal_Ad.pdf	3843 17 Brattle PI Legal Ad
❑ Reference Material	3843_17_Brattle_Place_Application_SP-25-3.pdf	3843 17 Brattle Place Application SP-25-3
❑ Reference Material	3843_17_Brattle_PI_abutter_list_and_map.pdf	3843 17 Brattle PI abutter list and map
❑ Reference Material	3843_17_Brattle_PI_Plot_plan_15and17Brattle.pdf	3843 17 Brattle PI Plot plan_15and17Brattle
❑ Reference Material	3843_17_Brattle_PI_Floor_plan_15and_17Brattle.pdf	3843 17 Brattle PI Floor plan_15and 17Brattle
❑ Reference Material	3843_17_Brattle_PI_property_photos.pdf	3843 17 Brattle PI property photos
❑ Reference Material	3843_17_Brattle_PI_Owner_Email_to_Abutters_3-26-25.pdf	3843 17 Brattle PI Owner Email to Abutters_3-26-25
❑ Reference Material	3843_17_Brattle_St_abutter_Ltr_Reisberg.pdf	3843 17 Brattle St abutter Ltr Reisberg
❑ Reference Material	3843_17_Brattle_St_abutter_Ltr_Walzer.pdf	3843 17 Brattle St abutter Ltr Walzer
❑ Reference Material	3843_17_Brattle_St_abutter_Ltr_Leavell.pdf	3843 17 Brattle St abutter Ltr Leavell
❑ Reference Material	3843_17_Brattle_St_abutter_Ltr_Hecker.pdf	3843 17 Brattle St abutter Ltr Hecker
❑ Reference Material	3843_17_Brattle_St_abutter_Ltr_Roop.pdf	3843 17 Brattle St abutter Ltr Roop
❑ Reference Material	3843_17_Brattle_St_abutter_Ltr_Lin.pdf	3843 17 Brattle St abutter Ltr Lin
❑ Reference Material	3843_17_Brattle_St_abutter_Ltr_McKeown.pdf	3843 17 Brattle St abutter Ltr McKeown
❑ Reference Material	3843_17_Brattle_St_abutter_Ltr_Neal.pdf	3843 17 Brattle St abutter Ltr Neal
❑ Reference Material	3843_17_Brattle_PI_Abutter_Ltr_Fraley.pdf	3843 17 Brattle PI Abutter Ltr Fraley
❑ Reference Material	3843_17_Brattle_PI_Abutter_Ltr_Ellis.pdf	3843 17 Brattle PI Abutter Ltr Ellis
❑ Reference Material	3843_17_Brattle_PI_Abutter_Ltr_Bedard.pdf	3843 17 Brattle PI Abutter Ltr Bedard
❑ Reference Material	3843_17_Brattle_PI_Abutter_Ltr_Kennedy.pdf	3843 17 Brattle PI Abutter Ltr Kennedy
		3843 17 Brattle PI abutter ltr

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- Reference Material 3843_17_Brattle_PI_abutter_ltr_Geary_-_Haid.pdf 3843 17 Brattle PI abutter ltr Geary - Haid
- Reference Material 3843_17_Brattle_PI_abutter_ltr_Terry.pdf 3843 17 Brattle PI abutter ltr Terry



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

DOCKET NO 3843

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by **Daniel and Jennifer Wight**, on March 19, 2025, a petition seeking to alter their property located at **17 Brattle Place - Block Plan 079.0-0003-0015.B** Said petition would require a **Special Permit** under **5.10.1** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday on April 22, 2025, at 7:30 P.M. as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL: <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar>, and choose the date of the meeting you wish to attend.**

For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

Please direct any questions to: **ZBA@town.arlington.ma.us**

Christian Klein, RA, Chair
Zoning Board of Appeals



SP-25-3 Special Use Permit Application (ZBA) Status: Active Submitted On: 3/19/2025	Primary Location 17 BRATTLE PL Arlington, MA 02474	Applicant  Jen Wight  617-642-8462  jenwright1@gmail.com  17 Brattle Place 15 Brattle Place Arlington, MA 02474-2908
	Owner WIGHT DANIEL & JENNIFER Brattle Place 17 ARLINGTON, MA 02474	

Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw. ***Please LIST BYLAW(S)****

5.10 SUPPLEMENTAL REGULATIONS FOR PERMITTED USES 5.10.1. A. B. 5.10.2. A. Home Occupation In any Residential District, a home occupation is permitted if all the following conditions are met: (1) (2) (3) (4) (5) (6) No nonresident shall be employed therein. Not more than 25% of the existing gross floor area of the dwelling unit in the principal building, not to exceed 600 square feet, is devoted to the home occupation, and no stock in trade, commodities, or products shall occupy space beyond these limits. There shall be no display of goods or wares visible from the street. All advertising devices visible from off the lot are specifically prohibited. The buildings or premises occupied shall not have a detrimental impact on the neighborhood due to exterior appearance, emission of odor, gas, smoke, dust, noise, electrical disturbance, or in any other way. In a structure containing more than one dwelling unit, the use shall not become objectionable or detrimental to any residential use within the structure. Any such building shall include no feature of design not customary in buildings for residential use.

Explain why the requested use is essential or desirable to the public convenience or welfare.*

With the arrival of the coronavirus in March of 2020, through the entirety of the pandemic, to present day, the Arlington dog population has risen exponentially. Arlington residents are now being called back to the office environment and dog owners no longer have the flexibility of working from home and spending time with their own dogs. This leaves a huge need in Arlington for reliable and affordable dog care.

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

The service I provide is pick up and play dog care. I operate Monday through Friday and am closed on weekends, APS recognized holidays, and for inclement weather. I bring dogs that I walk to my home mid morning, provide them water and a safe space to play, and then I bring them home a few hours later. There is no customer traffic and therefore no added traffic congestion or impact to pedestrian safety.

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

The service I provide requires minimal water usage. I fill water bowls and in the summer-months the occasional kiddie pool. There is no added stress to the drainage or sewer systems.

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.*

Home occupation is allowed according bylaw.

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.*

Allowing my business to operate from my home will only have a positive impact as it will continue to provide a much needed and affordable service to Arlington residents.

The Whispering Wolf is an asset to our community. It is the one of the only dog care business in Arlington that provides ample, fenced in, outdoor space. I have carefully designed that space to stimulate and entertain dogs in a safe way.

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

The requested use will not impair the integrity or character of my neighborhood because I am in the unique position of owning and occupying a large two-family home on a dual lot. My property is the last house on a road that deadends into the bikepath. Behind the property (to the West and South) is the Brattle Drive Apartments' parking lot and the abutter on the Eastern side is a very supportive neighbor. Additionally, there is no evidence from the front of my property that there is a business at my location. I do not have signage or client traffic.

It is important to point out that I have operated successfully for over four years without any noise or neighbor complaint. My neighbors on Brattle Place are aware and supportive of my small business.

Dimensional and Parking Information

Present Use/Occupancy *

Home

Proposed Use/Occupancy *

Home/Home Business

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

1

Existing Gross Floor Area (Sq. Ft.)*

2321

Proposed Gross Floor Area (Sq. Ft.)*

2324

Existing Lot Size (Sq. Ft.)*

5733

Proposed Lot Size (Sq. Ft.)* 

5733

Minimum Lot Size required by Zoning*

0

Existing Frontage (ft.)*

0

Proposed Frontage (ft.)*	Minimum Frontage required by Zoning*
0	0
Existing Floor Area Ratio*	Proposed Floor Area Ratio*
0	0
Max. Floor Area Ratio required by Zoning*	Existing Lot Coverage (%)*
0	0
Proposed Lot Coverage (%)*	Max. Lot Coverage required by Zoning*
0	0
Existing Lot Area per Dwelling Unit (Sq. Ft.)*	Proposed Lot Area per Dwelling Unit (Sq. Ft.)*
0	0
Minimum Lot Area per Dwelling Unit required by Zoning*	Existing Front Yard Depth (ft.)*
0	0
Proposed Front Yard Depth (ft.)*	Minimum Front Yard Depth required by Zoning*
0	0
Existing SECOND Front Yard Depth (ft.)* 	Proposed SECOND Front Yard Depth (ft.)* 
0	0
Minimum SECOND Front Yard Depth required by Zoning*	Existing Left Side Yard Depth (ft.)* 
0	0
Proposed Left Side Yard Depth (ft.)* 	Minimum Left Side Yard Depth required by Zoning* 
0	0

Existing Right Side Yard Depth (ft.)* ⓘ	Proposed Right Side Yard Depth (ft.)* ⓘ
0	0

Minimum Right Side Yard Depth required by Zoning* ⓘ	Existing Rear Yard Depth (ft.)*
0	0

Proposed Rear Yard Depth (ft.)*	Minimum Rear Yard Depth required by Zoning*
0	0

Existing Height (stories)	Proposed Height (stories)*
0	0

Maximum Height (stories) required by Zoning*	Existing Height (ft.)*
0	0

Proposed Height (ft.)*	Maximum Height (ft.) required by Zoning*
0	0

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)*	Proposed Landscaped Open Space (Sq. Ft.)*
0	0

Existing Landscaped Open Space (% of GFA)*	Proposed Landscaped Open Space (% of GFA)*
0	0

Minimum Landscaped Open Space (% of GFA) required by Zoning*	Existing Usable Open Space (Sq. Ft.)*
0	0

Proposed Usable Open Space (Sq. Ft.)*	Existing Usable Open Space (% of GFA)* 
0	0
Proposed Usable Open Space (% of GFA)* 	Minimum Usable Open Space required by Zoning*
0	0
Existing Number of Parking Spaces*	Proposed Number of Parking Spaces*
0	0
Minimum Number of Parking Spaces required by Zoning*	Existing Parking area setbacks
0	0
Proposed Parking area setbacks *	Minimum Parking Area Setbacks required by Zoning*
0	0
Existing Number of Loading Spaces	Proposed Number of Loading Spaces*
0	0
Minimum Number of Loading Spaces required by Zoning*	Existing Slope of proposed roof(s) (in. per ft.)*
0	0
Proposed Slope of proposed roof(s) (in. per ft.)*	Minimum Slope of Proposed Roof(s) required by Zoning*
0	0
Existing type of construction*	Proposed type of construction*
0	0

Open Space Information

Existing Total Lot Area*	Proposed Total Lot Area*
5733	5733

Existing Open Space, Usable*	Proposed Open Space, Usable*
0	0

Existing Open Space, Landscaped*	Proposed Open Space, Landscaped*
0	0

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area	Accessory Building, Proposed Gross Floor Area
0	0

Basement or Cellar, Existing Gross Floor Area <small>?</small>	Basement or Cellar, Proposed Gross Floor Area
0	0

1st Floor, Existing Gross Floor Area	1st Floor, Proposed Gross Floor Area
0	0

2nd Floor, Existing Gross Floor Area	2nd Floor, Proposed Gross Floor Area
0	0

3rd Floor, Existing Gross Floor Area	3rd Floor, Proposed Gross Floor Area
0	0

4th Floor, Existing Gross Floor Area	4th Floor, Proposed Gross Floor Area
0	0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area 

0

Attic, Proposed Gross Floor Area

0

Parking Garages, Existing Gross Floor Area 

0

Parking Garages, Proposed Gross Floor Area

0

All weather habitable porches and balconies, Existing Gross Floor Area

0

All weather habitable porches and balconies, Proposed Gross Floor Area

0

Total Existing Gross Floor Area

0



Total Proposed Gross Floor Area

0



APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:

- Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.*



Applicant's Signature*

 Jennifer Wight
Mar 19, 2025



CERTIFIED ABUTTERS LIST

Date: March 20, 2025

Subject Property Address: 17 BRATTLE PL, UNIT 17 Arlington, MA

Subject Property ID: 79-3-15.B

Search Distance: 300 Feet - Zoning

MALING ADDRESS

Parcel ID:	Property Location	Owner 1	Owner 2	Mailing Address 1	Town	State	Zip	
79.A-2-6	64 BRATTLE ST UNIT A	ODEA JOHN J		64A BRATTLE ST	ARLINGTON	MA	02474	
79.A-2-7	64 BRATTLE ST UNIT B	O DEA JOHN J		64A BRATTLE STREET	ARLINGTON	MA	02474	
68-2-18.A	29 GROVE ST PL	MENDELSON JOSHUA & JAMIE		29 GROVE ST PL	ARLINGTON	MA	02474	
79.A-2-6.1	64-R BRATTLE ST UNIT 1	GUO SU	TAN YING	64R BRATTLE ST UNIT 1	ARLINGTON	MA	02474	
79.A-2-6.2	64-R BRATTLE ST UNIT 2	CHEN WEI-CHIANG	NG CECILIA LOK-SZE	64R BRATTLE ST UNIT 2	ARLINGTON	MA	02474	
54-2-6	19 DUDLEY ST	NOSTALGIA PROPERTIES LLC		39 BRIGHTON AVE	BOSTON	MA	02134	
55-1-6	51 DUDLEY ST	FINOCHETTI JOHN V		55R DUDLEY ST	ARLINGTON	MA	02476	
55-1-7	47 DUDLEY ST	47 DUDLEY STREET LLC	PIGOTT CHARLES	1 CHURCHILL PLACE	ARLINGTON	MA	02476	
55-1-8	43 DUDLEY ST	47 DUDLEY STREET LLC		1 CHURCHILL PL	ARLINGTON	MA	02476	
55-1-9	41-41A DUDLEY ST	PIGOTT CHARLES A & JANE F		1 CHURCHILL PL	ARLINGTON	MA	02476	
55-1-10	39 DUDLEY ST	CHILLEMI JUSTIN P		39 DUDLEY ST	ARLINGTON	MA	02476	
55-1-11.A	37 DUDLEY ST	CHILLEMI JUSTIN		39 DUDLEY ST	ARLINGTON	MA	02476	
55-1-11.B	33-35 DUDLEY ST	YENRAK INVESTMENT PROPERTIES LLC		98 RICHFIELD RD	ARLINGTON	MA	02474	
55-1-12.A	29 DUDLEY ST	CARNEY JOHN A		98 RICHFIELD RD	ARLINGTON	MA	02474	
55-1-13.A	25 DUDLEY ST	CARNEY JOHN A		98 RICHFIELD RD	ARLINGTON	MA	02474	
55-1-14	23 DUDLEY ST	MALONEY SEAN P/TRUSTEE	OXBOW REALTY TRUST	P. O. BOX 515	LEXINGTON	MA	02420	
68-2-2.B	5 SUMMER ST PL	BAUER GREGORY A & ELLEN M/ TRS	GREGORY A BAUER 2019 LIVING TR	5 SUMMER ST PLACE	ARLINGTON	MA	02474	
68-2-17	0-LOT SUMMER ST PL	SYMMONDS KATHERINE J	CALUSINE GREGORY R W	8 SUMMER ST PLACE	ARLINGTON	MA	02474	
68-2-18	31 GROVE ST PL	FRIEDMAN SUSANNE & SHELDON		31 GROVE ST PL	ARLINGTON	MA	02474	
68-4-1	32 GROVE ST PL	RONAYNE BRENDAN R J		32 GROVE ST PL	ARLINGTON	MA	02474	
68-4-2	28 GROVE ST PL	RONAYNE ARTHUR R & ELEANOR M	LIFE ESTATE	28 GROVE ST PL	ARLINGTON	MA	02474	
79-2-7.D	66 BRATTLE ST	HALL REBECCA		66 BRATTLE ST	ARLINGTON	MA	02474	
79-2-9	68 BRATTLE ST	CAMPISANO LORI S/TRUSTEE	LORI CAMPISANO REVOCABLE TRUST	68 BRATTLE ST	ARLINGTON	MA	02474	
79-2-10	72 BRATTLE ST	DRIGGERS WILLIAM G	CHU ANGELA D	72 BRATTLE STREET	ARLINGTON	MA	02474	
79-2-11	76 BRATTLE ST	JOHNSTON ROBERT B	CHIARI AMY L	76 BRATTLE STREET	ARLINGTON	MA	02474	
79-3-5.A	1-C BRATTLE DR	NOSTALGIA PROPERTIES LLC		39 BRIGHTON AVE	BOSTON	MA	02134	
79-3-6	4 BRATTLE DR	NOSTALGIA PROPERTIES LLC		39 BRIGHTON AVE	BOSTON	MA	02134	
79-3-8	8-12 BRATTLE DR	NOSTALGIA PROPERTIES LLC		39 BRIGHTON AVE	BOSTON	MA	02134	
79-3-9	65 BRATTLE ST	DELCORE PAULA M		65 BRATTLE ST	ARLINGTON	MA	02474	
79-3-10	71 BRATTLE ST	OKE SMITA R & ROHIT A		71 BRATTLE ST	ARLINGTON	MA	02474	
79-3-11	75 BRATTLE ST	KENDIG HEIDI & SAMUEL		156 WORCESTER LN	WALTHAM	MA	02451	
79-3-12.A	77 BRATTLE ST	BROSIUS ERIC J	BROSIUS TERRI D	77 BRATTLE ST	ARLINGTON	MA	02474	
79-3-12.B	3 BRATTLE PL	LANE ELIZABETH A	AMAMOTO RYOJI	3 BRATTLE PL	ARLINGTON	MA	02474	
79-3-13	7 BRATTLE PL	SULLIVAN DANIEL P	SULLIVAN-MOULTROP BRENDA	7 BRATTLE PL	ARLINGTON	MA	02474	
79-3-14	11 BRATTLE PL	RIGOLLET CLAIRE & PHILIPPE		156 of 209	11 BRATTLE PL	ARLINGTON	MA	02474


CERTIFIED ABUTTERS LIST
Date: March 20, 2025

Subject Property Address: 17 BRATTLE PL, UNIT 17 Arlington, MA

Subject Property ID: 79-3-15.B

Search Distance: 300 Feet - Zoning

MAILING ADDRESS							
Parcel ID:	Property Location	Owner 1	Owner 2	Mailing Address 1	Town	State	Zip
79-3-15.A	15 BRATTLE PL UNIT 15	WALTMAN-WIGHT DANIEL	WALTMAN-WIGHT JENNIFER	15 BRATTLE PLACE	ARLINGTON	MA	02474
79-3-15.B	17 BRATTLE PL UNIT 17	WIGHT DANIEL & JENNIFER		15 BRATTLE PLACE	ARLINGTON	MA	02474
79-3-16.A	0-LOT BRATTLE PL	NOSTALGIA PROPERTIES LLC		39 BRIGHTON AVE	BOSTON	MA	02134
79-3-18.A	11 BRATTLE DR	NOSTALGIA PROPERTIES LLC		39 BRIGHTON AVE	BOSTON	MA	02134
79-3-19	7 BRATTLE DR	NOSTALGIA PROPERTIES LLC		39 BRIGHTON AVE	BOSTON	MA	02134
79-3-20.A	3 BRATTLE DR	NOSTALGIA PROPERTIES LLC		39 BRIGHTON AVE	BOSTON	MA	02134
79-4-1	20 BRATTLE PL	WEINBERG LEAH R		20 BRATTLE PL	ARLINGTON	MA	02474
79-4-3	16 BRATTLE PL	DACCORD FLORENT	TARDY MURIEL	16 BRATTLE PL	ARLINGTON	MA	02474
79-4-4	12 BRATTLE PL	MONGOLD NEAL J/ETAL	RICHTER GWENDOLYN	12 BRATTLE PL	ARLINGTON	MA	02474
79-4-5.A	8 BRATTLE PL	RONAYNE BRENDAN		8 BRATTLE PL	ARLINGTON	MA	02474
79-4-5.B	83 BRATTLE ST	ROURKE DEBORAH Z		83 BRATTLE ST	ARLINGTON	MA	02474
79-4-7	85 BRATTLE ST	KABITZKE PATRICIA ANNA		85 BRATTLE ST	ARLINGTON	MA	02474

The Board of Assessors certifies the names and addresses of requested parties in interest, all abutters to a single parcel within 300 feet.

Town of Arlington
 Office of the Board of Assessors
 730 Massachusetts Ave
 Arlington, MA 02476
 P: 781.316.3050
 E: assessors@town.arlington.ma.us



Places by Category

- Police Station
- Fire Station
- School
- Library
- Public Works
- Recreation - Facilities

Recreation - Fields Cc

- Recreation - Fields Cc
- Open Space: Conserv
- Open Space - Minuter
- Open Space - Labels

Open Space

- Town, State, or Other Town Ow
- MA Highways Interstate
- US Highway Numbered Rout
- Abutting Towns

Town Boundary

- Parcels
- Buildings

Cemetery

- Roads Road1
- Road2
- Road3
- Road4

Pavement Markings

- Impervious Surface - I
- Street
- Sidewalk
- Street Island
- Driveway
- Parking Lot
- Bike Path

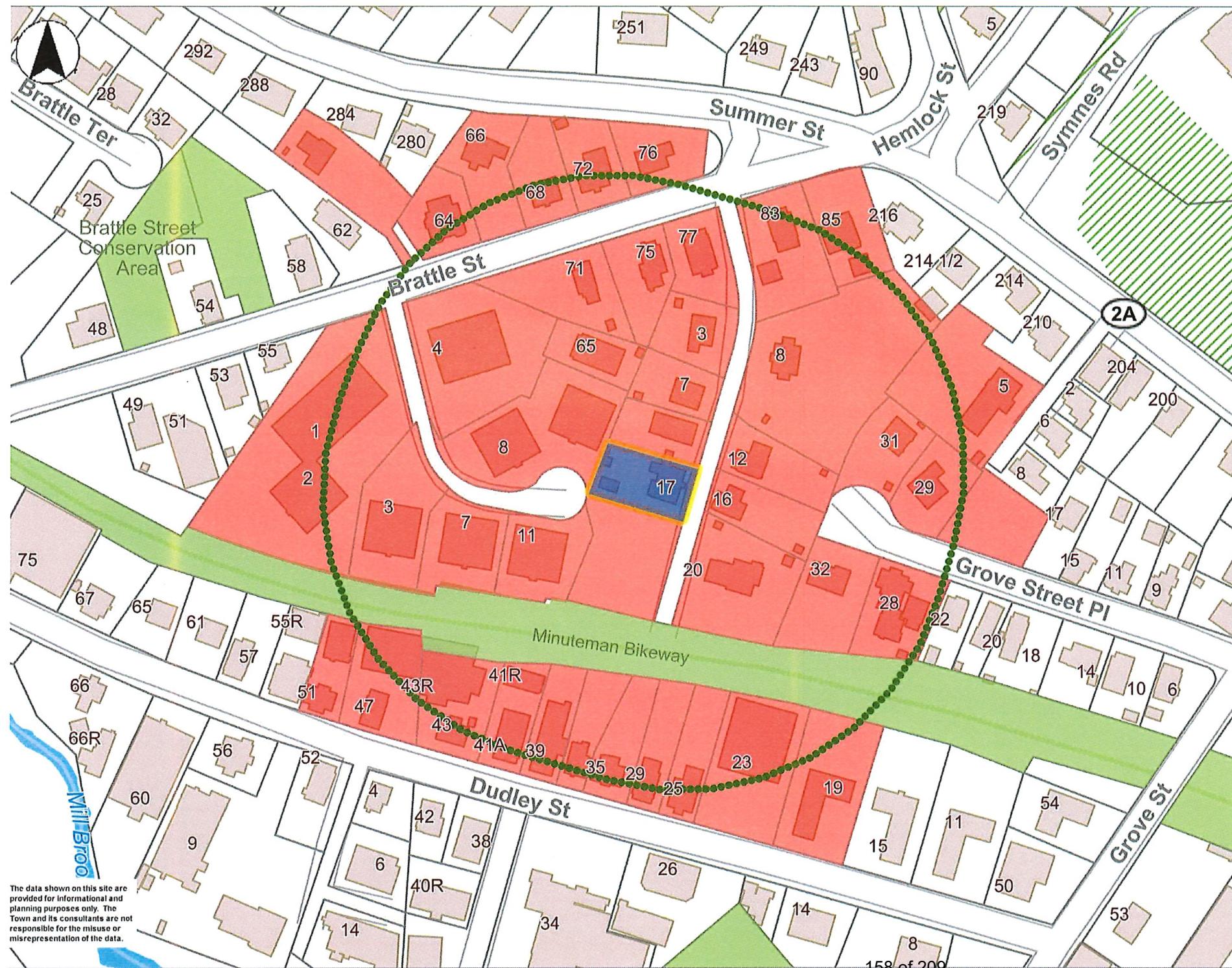
Roads - For Large Sci

- Major Road
- Local Road

Master Plan Base Map

Water Line

Water Body



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

200

400 ft

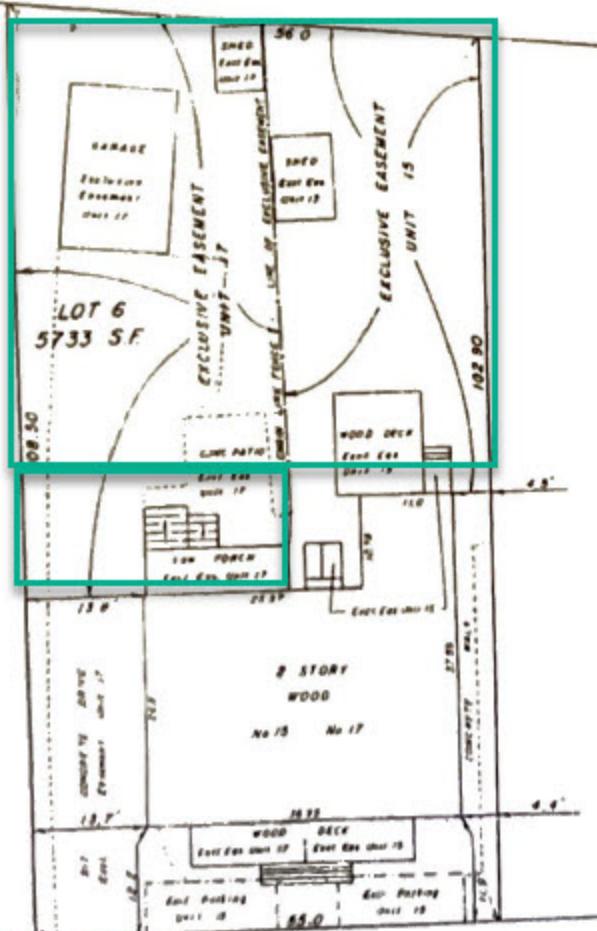
Printed on 03/20/2025 at 08:23 AM

The area highlighted in green is the outdoor space used for playgroups.
Please Note:
There's no longer a fence dividing the two lots.

LOT 7A
N/F BRATTLE REALTY TRUST
BK 0327 PG 433

The 3-season sun porch, also highlighted in green, is used for playgroups.

LOT 6
N/F BRATTLE REALTY TRUST
BK 0327 PG 433



BRATTLE PLACE

DEED REFERENCE BK 0374 PG 121
PLAN REFERENCE PL BK 43 PG 2

Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 539 (1st 2) of 19 94
Rec'd 6-8-94
st. 3 hr 33 min Doc No. 923
Rec'd. BK 24604 Page 324

Attest
Lynne L. Brattle
Register

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN
ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND
LINES OF STREETS AND WAYS ALREADY ESTABLISHED
AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING
OWNERSHIP OR FOR NEW WAYS ARE SHOWN

Diane M. Doherty

6-6-94

LOT 5
N/F HELEN L. LORELL
BK 12362 PG 635

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN
ACCORDANCE WITH THE RULES AND REGULATIONS OF
THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF
MASSACHUSETTS

Diane M. Doherty

6-6-94

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY
DEPICTS THE LAYOUT, LOCATION AND DIMENSIONS OF
THE BUILDING AS BUILT AND FULLY LISTS THE UNITS
CONTAINED THEREIN AND ACCURATELY DEPICTS EXCLUSIVE
EASEMENTS OF EXTERIOR COMMON AREAS

Diane M. Doherty

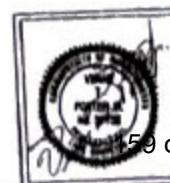
6-6-94

CONDOMINIUM SITE PLAN
ARLINGTON, MASS.

15-17 BRATTLE PLACE CONDOMINIUM

SCALE 1' = 10' JUNE 6, 1994
VTP ASSOCIATES INC.

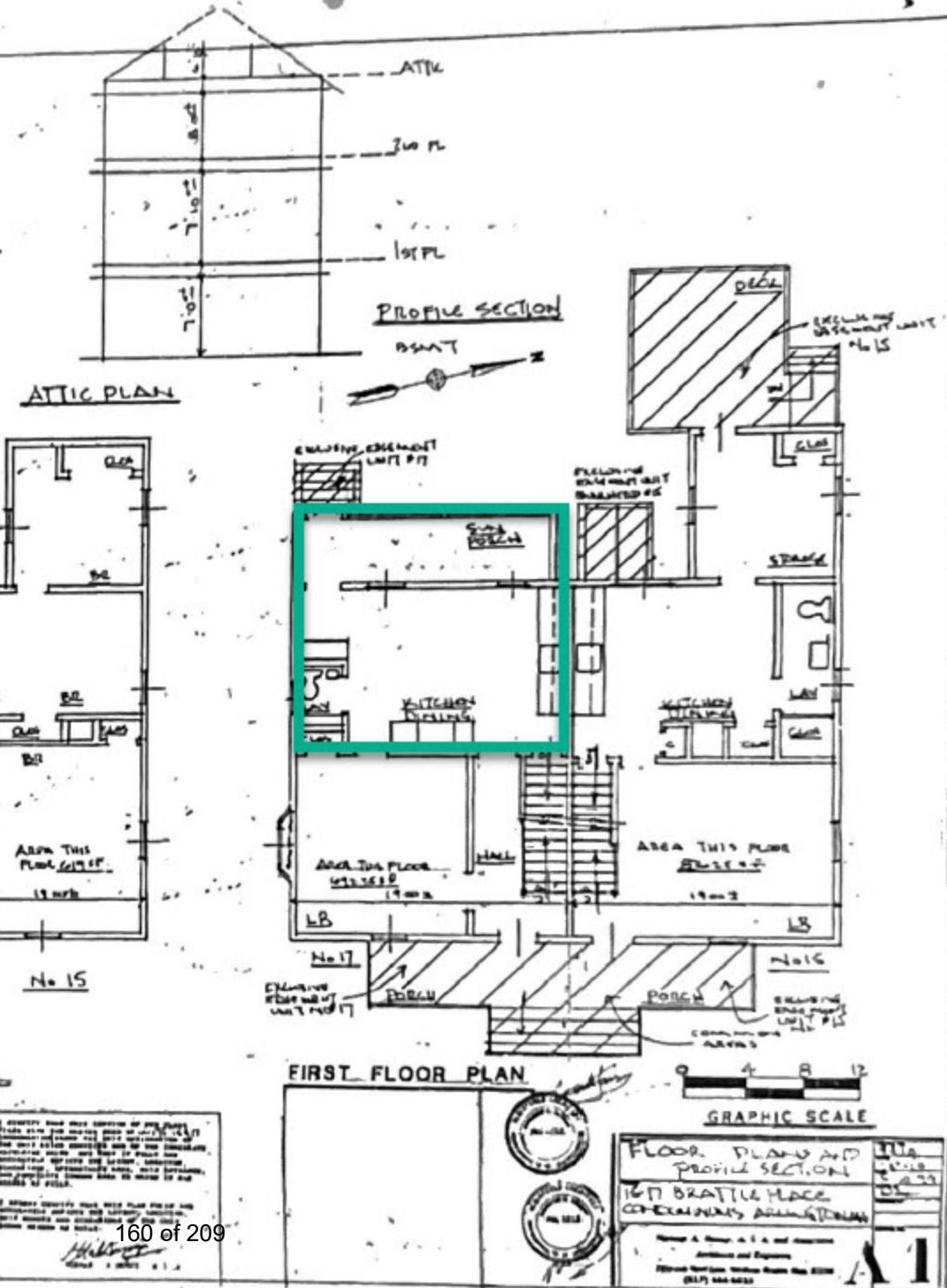
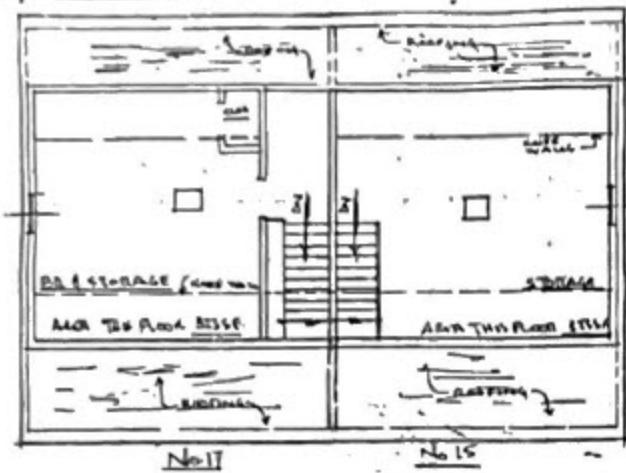
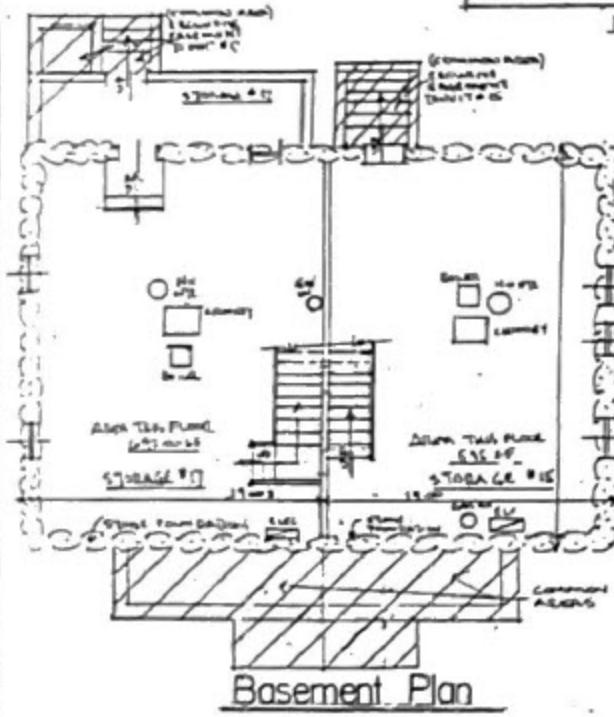
Land Surveyors-Civil Engineers Newton, Mass.



59 of 209

0 10 20 30 40 50 60

The area highlighted in green is the only interior space used for playgroups and serves primarily as an office. Please Note: The 3-season sun porch is included in both this image and the lot plan.













165 of 209









From: Jen Wight <wighthouse@hotmail.com>
Sent: Wednesday, March 26, 2025 5:05 PM
To: claire RIGOLLET
<clairiesk@gmail.com>; debrourke@outlook.com <debrourke@outlook.com>; Rosa Weinberg <rosaweinberg@gmail.com>; Danny Sullivan <spindive99@yahoo.com>; Mike Attisha <mattisha@gmail.com>; Florent Daccord <flo.87.flo@gmail.com>; Wendy Richter & Neal Mongold <richterg@aol.com>; Brenda Sullivan <cardiacnurse5@yahoo.com>; Arthur Ronayne <ronaynesons@yahoo.com>; Jennifer Wight <wighthouse@hotmail.com>; Neal Mongold <nmongold@aol.com>; Philippe Rigollet <rigollet@math.mit.edu>; Terri Brosius
<tdbrosius@comcast.net>; dan.wight@hotmail.com <dan.wight@hotmail.com>; ramamot0@gmail.com <ramamoto@gmail.com>; Eric Brosius <ejbrosius@comcast.net>
Subject: 17 Brattle Place: Special Use Permit Request

Hello Brattle Place Friends/Neighbors/Both,

As many of you know, for the past 4+ years I have operated a small dog business from my home called The Whispering Wolf. I started the business during the pandemic as a way to supplement our family's income. From The Whispering Wolf's conception, I worked with the then Arlington Animal Control Officer, Diane Welch, to ensure I was in compliance with the town's bi-laws. I was assured then that based on my business plan that I did not need any special licensing or permits. For those of you who don't know, The Whispering Wolf is a pick up and play service, wherein I pick up a pre-scheduled set of dogs, bring them together in my backyard to play, and then I bring them home. The dogs I care for are with me for a few hours a day, usually between 11am-2pm. All of the dogs have been assessed for temperament and are up-to-date on their vaccines. I am not open on weekends. I close when Arlington schools close, the weather is really bad, or when my kids are sick. It really is the perfect dog lover's, mom's hours job and the revenue it generates has been vital to Wight family thriving during these economically challenging times.

In October of 2024 a new act was passed in Massachusetts called Ollie's Law. Ollie's Law is an act to increase kennel safety. It puts into place commonsense standards and regulations for dog daycares and boarding facilities. With Ollie's Law in place the definition of a doggy daycare has been set as having any numbers of dogs that are not your own, on your property, for any consistent and extended period of time. This means that despite the mobility of my service, the short duration, and the flexible nature of my operating hours,

The Whispering Wolf is now considered a doggy daycare by the State and it requires a commercial kennel license to continue operation. Herein lies the problem, in order to get a commercial kennel license in Arlington, I need to be located in an industrial or business zone.

I love what I do, I'm really good at it and I would like to be in compliance and continue to operate in our town. In order to do that I am actively pursuing two avenues simultaneously:

1. Staying in the same place, using the same business model (small, mobile, mother's hours M-F) and applying for a town-issued Special Use Permit.
2. Renting an industrial or business-zoned property in Arlington and growing in size and service spectrum to accommodate newly added overhead (commercial-use rent, utilities + employees, etc.)

Personally, I like being small, charging an affordable rate and having flexible hours to spend time with my family. I had no interest in growing a dog care empire. I favor option 1: Staying the same and getting issued a Special Use Permit which would then allow Arlington's Animal Control Officer to visit and issue The Whispering Wolf a commercial kennel license at 17 Brattle Place.

The application process is similar to getting our road paved. There are lots of steps including submitting an application and presenting my case in front of the Arlington Zoning Board. This is where you, my neighbors, come in. As abutters to my property, you will be notified of my application and the date of the hearing. Your opinion matters not only to the issuance of a Special Use Permit, but to me as well. Especially, if you have felt uncomfortable or have felt disrupted or burdened by the business I am operating.

To help you decide, I want to assure you that a Special Use Permit will not:

- Change Brattle Place's residential zone classification.
- Lower the cost of property value on our street.
- Give me or anyone else free range to operate any type of business on our road
- Allow me to haphazardly expand my business for financial gain (Kennel Licenses indicate the number of dogs allowed and are based on outdoor square footage. I would not be able to expand in size # of dogs allowed per day.)

A Special Use Permit will:

- Put me in compliance with the town's bylaws and Ollie's Law allowing the Animal Control Officer to issue me a commercial kennel license. Note: A kennel license

needs to be renewed yearly and if conditions are not met, or there are any complaints registered it can be denied.

- Allow me to continue to operate The Whispering Wolf in the same capacity as I have been doing for the past 4 years, which includes:
 - Keeping the number of dogs allowed per day low
 - Being mindful of noise (barking)
 - Operating during school hours to prevent early morning or late evening disruptions
 - Refraining from using any signage (eye sore)
 - Preventing additional traffic on our road by discouraging my human clients from picking up or dropping off their dogs.

Arlington is a wonderful place to live, but it is very expensive. I am lucky that I was able to create my own American Dream. At 50yrs old (March 20th!) I found a career that not only I love, but also affords me the ability to live in Arlington while still being available and flexible for my children - my top priority.

Thank you for taking the time to read this **very long email**. Your support is appreciated. I am happy to answer any questions or concerns you might have. If you choose to, I would love your support at the hearing.

Sincerely,

Jen Wight

The Whispering Wolf

Everyone thinks they have the best dog. And none of them are wrong. -- W.R. Purche

TheWhisperingWolf.com



17 Brattle Place SP-25-3

From Liz Reisberg <reisberg@gmail.com>

Date Tue 4/8/2025 8:29 AM

To ZBA <ZBA@town.arlington.ma.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Zoning Board,

I have benefited enormously from the safe care that The Whispering Wolf provides for my dog twice/week. The owners are responsible, caring animal lovers whose service allows me to be away from home during those days and not worry about leaving a dog shut inside for an extended period. The location, size and facilities offered by The Whispering Wolf make it ideal for my puppy. I hope you will decide favorably on their permit application.

Thank you,

Liz Reisberg
Shawnee Rd

•••••

liz@reisberg.org
reisberg@gmail.com



17 Brattle Place SP-25-3

From Janet Walzer <janet.walzer62@gmail.com>

Date Tue 4/8/2025 9:34 AM

To ZBA <ZBA@town.arlington.ma.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Whom It May Concern,

This message is a letter of support for Jennifer Wight and her Whispering Wolf business. We have been using Jen's services for a few years now and have been so impressed by how she runs her business.

Her priority is her customers -- both the dogs and the owners of those dogs. Health and safety come first. Jen makes sure vaccination certificates are up to date and has communicated with her human clients on relevant topics, such as an illness that was in the news and the impact it might have on our dogs..Speaking of communication, Jen's communication skills are exceptional and as a communications professional with 30+ years of experience, I recognize and value the importance she places on communicating with her clients.

I know our dog is in the best hands she possibly could be during the 3 days she is with the Whispering Wolf pack every week. We're looking forward to many more years with Jen.

Please let me know if I can provide any further information.

Thank you for your consideration.

Sincerely,
Janet Walzer



letter of support for The Whispering Wolf special use permit

From hleavell dallin.org <hleavell@dallin.org>

Date Mon 4/7/2025 10:30 PM

To ZBA <ZBA@town.arlington.ma.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Members of the Arlington Zoning Board of Appeals,

My name is Heather Leavell, and I am the director of the Dallin Museum here in Arlington. I am writing in support of Jennifer Wight's special use permit application for her business, The Whispering Wolf.

My three year old mini Bernedoodle Kiki has been enjoying pack play with The Whispering Wolf since she was four months old. Three mornings a week, Jennifer meets me in the parking lot behind the museum to pick up Kiki and returns her in the afternoon when my work day is done. Jennifer's service is impeccable. She provides constant communication. She emails pack play confirmations every evening before service and sends text messages a few minutes prior to pick up and drop off. If I have an early meeting or need to work at home in Bedford, she will easily accommodate my schedule changes.

I am confident that Kiki is safe in The Whispering Wolf's care. Jennifer provides dedicated, fenced outdoor space and constant supervision of play. She carefully vets the temperament of potential new dogs to make sure they will be a good fit with the pack. All dog owners are required to show proof of immunizations. Jennifer is also very careful to ensure that her neighbors are not adversely impacted by her business. She minimizes traffic on her street by transporting dogs herself, rather than requiring clients to come to her. She maintains open lines of communication with neighbors to immediately address any potential issues.

Kiki adores Jennifer! She looks forward to pack play and ends her day tired and happy. While Kiki is there, I can focus on my work without one ounce of worry about her well-being. In fact, it makes me extremely happy to know that she is having the time of her life with Jennifer and her furry friends at The Whispering Wolf.

I urge you to support this wonderful small business in Arlington!

Sincerely,
Heather Leavell

Heather Leavell
Director and Curator
Cyrus Dallin Art Museum
P.O. Box 266
Arlington, MA 02476
781-641-0747
dallin.org

We acknowledge that the Cyrus Dallin Art Museum is located on the ancestral lands of the [Massachusetts Tribe](#), the tribe of Indigenous peoples from whom the Colony, Province, and Commonwealth have taken their names. We pay our respects to the ancestral bloodline of the Massachusetts Tribe and their descendants who still inhabit historic Massachusetts territories today.



Whispering Wolf 17 brattle place SP-25-3

From Cara Hecker <carabara19@gmail.com>

Date Mon 4/7/2025 9:02 PM

To ZBA <ZBA@town.arlington.ma.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Members of the Zoning Board,

I am writing to express my strong support for allowing the continued operation of the at-home dog care business at 17 Brattle Place. As a patron, I have seen the positive impact this small, home based business has had in the community. The daycare is a valuable service for local dog owners who want a safe and loving environment for their dogs during the day. It is run with great care and professionalism. The establishment is clean, the dogs are well managed and there has been no disruption to the safety of the neighborhood. In fact, this service has enhanced our community by giving residents a reliable, local option that prioritizes personalized care and responsible animal handling. It supports local pet owners who work full time or have limited mobility and reflects the kind of community spirit we should be encouraging. I respectfully urge the board to allow this business to continue operating at their current location. Losing it would be a disservice to the local residents who depend on it and value its presence.

Thank you for your time and consideration.

Sincerely,
Cara Hecker
178 Highland Ave



17 Brattle Place SP-25-3

From Noelle Roop <noelleroop@gmail.com>

Date Mon 4/7/2025 3:09 PM

To ZBA <ZBA@town.arlington.ma.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Whom This May Concern,

I am writing in support of Whispering Wolf and owner, Jennifer Wight.

I am so grateful to have such a high quality service available in my town and to be supporting the financial health of a family in my town as well. I feel good about sending my dogs for care because I know the care they receive is top notch. I also feel good about knowing the owner, and family— I'm not paying some faceless business. Because of this locally owned, woman owned business, I can go to work knowing my dogs are cared for.

Whispering Wolf is the perfect example of the type of business we, as a town, should do whatever we can to support.

Sincerely

Noelle Roop



17 Brattle Place SP-25-3

From Ilka Lin <ilka.lin01@gmail.com>

Date Mon 4/7/2025 1:10 PM

To ZBA <ZBA@town.arlington.ma.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi there,

I want to write in support of Jen Wight at the Whispering Wolf to have a special use permit granted to her. Our dog has been going to Whispering Wolf for years and it has been a tremendous resource for us and for other dog owners in the community. I actually really appreciate that it is in a home setting because if we travel and need to board our dog, we know he feels comfortable there and not in a more commercial facility.

Thank you,
Ilka Lin



17 Brattle Place SP-25-3

From Don McKeown <don@donmckeown.net>

Date Mon 4/7/2025 4:50 PM

To ZBA <ZBA@town.arlington.ma.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Members of the Zoning Board-

This letter is in strong support of a Special Use Permit for The Whispering Wolf. We've been sending our dog, Skye, to The Wolf for about 3 years. We use their service 4-5 days per week and board her a couple of times per year.

The Wolf delivers outstanding services. Jen and Dan are fantastic with Skye. She loves going there and comes back happy. We trust them completely with Skye.

I strongly support a Special Use Permit for The Whispering Wolf. Please reach out with any questions.

Best,

Don McKeown



17 Brattle Place SP-25-3

From Shawn Neal <Shawn_Neal@outlook.com>

Date Mon 4/7/2025 5:06 PM

To ZBA <ZBA@town.arlington.ma.us>

Cc Gabriela Neal <solgq@hotmail.com>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello,

We'd like to pass on our strong appreciation of the Whispering Wolf dog day care. It's done tremendous benefit in socializing our young labs and even better when they come home and crash after a day of play. Thanks to Jen Wright and her team, it's made our and our dogs' lives better.

Regards,
Shawn & Gabriela Neal
617-594-9518



17 Brattle Place SP-25-3

From Cara Fraley <carafraley@mac.com>

Date Wed 4/9/2025 7:36 PM

To ZBA <ZBA@town.arlington.ma.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Zoning Board,

I would like to take this opportunity to express my support for The Whispering Wolf. We have been clients since their inception. When we began searching around for doggie daycare, The Whispering Wolf stood out for several reasons. Safety is our top priority for our dog. Their current facility was well designed with safety in mind. They have the ability to fence off dogs of different sizes or as needed for quiet time, space for the dogs to go for rest and the toys and equipment such as watering pads to keep the dogs engaged. When we toured the place before sending our Sally there, the thoughtfulness in their setup made an impression on us. We also loved that it was a local business owned by a local family. We had toured another, much larger daycare in Belmont and it felt much more of a business than a place that would care about our dog. We were fortunate that as we came to need doggie daycare, The Whispering Wolf opened their doors.

Finding good care for your pets either for daytime play or for boarding is very difficult and the Whispering Wolf provides a loving and safe environment for our family. Sally attends their daycare 2 days a week, but we also use them for boarding her. They provide us detailed activities of what Sally had been up to on the occasions she's been boarded, will send pictures, and genuinely enjoy taking care of her. In fact, we sometimes book our vacations around The Whispering Wolf's boarding availability.

Now as clients of several years, I can attest to how conscientious Jen and Dan are regarding their business. They pickup and drop off our dogs, both to keep their street low traffic for their neighbors and to provide a luxurious convenience for their families. They've also been a great source of advice regarding health issues for us. We've chatted with them about behavior of our dog. They keep us well informed of any health issues that might arise amongst dogs locally and what to look for, etc. Overall, they provide a great service to us Arlingtonians. I would urge you to continue to support their business.

Sincerely,

Cara Fraley
81 Wright Street
Arlington



17 Brattle Place SP-25-3

From Ryan Ellis <rle5044@gmail.com>

Date Thu 4/10/2025 8:37 AM

To ZBA <ZBA@town.arlington.ma.us>

Cc Caitlin Sullivan <crsullivan09@gmail.com>; whisperingwolfarlington@gmail.com <whisperingwolfarlington@gmail.com>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To the members of the Arlington Zoning Board of Appeals ("ZBA"),

As residents of the town of Arlington, we are writing to express our support for Jennifer Wight's application for a special use zoning permit to operate her business, The Whispering Wolf.

Ever since we first met Jen, she has been extremely kind, thoughtful, and professional to us and our golden retriever, Riley, who spends 5 days a week under Jen's care at The Whispering Wolf's "pack play". We completely trust her with the care of Riley, and I know that the owners of all the dogs who attend The Whispering Wolf feel the same way.

The service Jen provides is absolutely ESSENTIAL to us as we both work full-time in the office so are not always able to get Riley the full exercise and attention she needs. Without Jen & The Whispering Wolf, we would be scrambling to find care for Riley and can honestly say would NOT find anyone we would trust as much as Jen. I can confidently say that Jen's other clients feel the same way.

The Whispering Wolf provides an essential service to us as well as dozens of other Arlington families on a daily basis. Jen conducts her business professionally and ethically while following all applicable laws and town guidelines. She has been on top of the new Ollie's law that has brought this zoning issue into focus and has made it clear to all her clients she wants to be 100% in line with all laws and zoning regulations.

We respectfully urge the ZBA to issue a special use permit for The Whispering Wolf.

Jen has acted in good faith and been proactive to be in compliance with the laws and regulations even before Ollie's law came into effect, provides an essential service to dozens of Arlington families who rely on these services, and deserves to continue to operate her business to support her family.

Thank you for your time and consideration.

Respectfully,
Ryan & Caitlin Ellis
(& Riley)

Ryan Ellis
rle5044@gmail.com

182 of 209



17 Brattle Place SP-25-3

From Kristin Bedard <kristinbedard@gmail.com>

Date Tue 4/8/2025 11:01 PM

To ZBA <ZBA@town.arlington.ma.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Arlington Zoning Board,

Jen Wight provides a wonderful experience for dogs in our town.

Please support her efforts to continue offering her services by helping her business continue to thrive here in town. She and her lovely family are a special part of this community. This is an opportunity to help a local business owner survive and thrive. I know you share this commitment.

Thank you, sincerely, for your support of Jen and her wonderfully thoughtful, caring offering, The Whispering Wolf.

Best regards,

Kristin

Kristin Bedard
Stowecroft Road



17 Brattle Place SP-25-3

From Scott Kennedy <sknndy@gmail.com>
Date Tue 4/8/2025 4:55 PM
To ZBA <ZBA@town.arlington.ma.us>
Cc Jen Wight <whisperingwolfarlington@gmail.com>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Arlington Zoning Board,

I am writing to express my strong support for The Whispering Wolf dog day care service. We have been sending our dog to Whispering Wolf since they first opened. They've provided a vital, caring, and reliable service that we absolutely rely on.

We have only good things to say about the business. Jen Wight is extremely attentive and loving with the dogs. The affection and excitement that our dog Ollie shows whenever he is picked up is proof of the quality of their care.

We look forward to sending Ollie to their service for years to come. We would be happy to provide any additional support or references.

Sincerely,
Scott Kennedy
43 Oak Hill Dr.
Arlington, MA 02474



17 Brattle Place SP-25-3.

From CARRIE LEMIEUX <carrie.lemieux@comcast.net>

Date Thu 4/10/2025 7:01 PM

To ZBA <ZBA@town.arlington.ma.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Whom it May Concern:

I want to advocate for the Whispering Wolf to receive a town-issued Special Use Permit. I believe they deserve a commercial kennel license from ACO Wilson to continue running their dog care business from their home.

My dog is so happy when he goes there. He can't get out of the house fast enough and he intuitively knows they are on their way before they even arrive. He loves the owners of the business and the dog socialization that occurs while he is there. They truly care about the dogs and their owners. My dog has been going there for 4 years - since he was a young puppy.

I highly recommend their business and operations. It has been wonderful. We have also boarded there and my dog loves it. There is nothing better than knowing your dog is safe and happy when you leave them with others.

Sincerely,
Carrie



17 Brattle Place SP-25-3

From Ben Sweet-Block <sweetblock@gmail.com>

Date Thu 4/10/2025 8:42 PM

To ZBA <ZBA@town.arlington.ma.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To whom it may concern,

We have relied on Jen Wight and her business, Whispering Wolf, for almost four years to take care of our dog, Otis. I've never known her to be anything but careful. She takes great responsibility to keep the dogs safe and the environment healthy. Even when that has an impact on us, it is reassuring to know that when we send our dog to her he will come home, clean, healthy and usually exhausted.

I encourage you to provide her with the necessary permits to continue her business and supporting dog owners in our community.

This is an excellent example of a perfect neighborhood service that genuinely makes Arlington a better place to live. Arlington would benefit from encouraging and supporting Whispering Wolf and this kind of hyper-local service-based business.

Best Regards,

Ben Sweet-Block
75 Charles St.
Arlington, MA 02474



17 Brattle Place SP-25-3

From Zoe G <zegeary@gmail.com>

Date Sun 4/13/2025 4:28 PM

To ZBA <ZBA@town.arlington.ma.us>

Cc Chris Haid <thechaid@gmail.com>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To whom it may concern,

I'm writing to share our full support for The Whispering Wolf and Jennifer Wight's application for a Special Use Permit.

Our dog, Olive, absolutely loves her time at Jennifer's. We feel incredibly lucky to have such a thoughtful, trustworthy, and community-focused doggy daycare right here in Arlington. The Whispering Wolf provides a safe, happy, and well-run environment that has made a huge difference in Olive's life — and by extension, ours.

Jennifer has always run her business with care and integrity, and it's clear she's working hard to meet the new requirements under Ollie's Law. We sincerely hope the town will support her efforts to keep this beloved service running from her home.

Thank you for your time and consideration.

Best,
Zoe Geary and Chris Haid
87 Milton St
Arlington, MA 02474



17 Brattle Place SP-25-3.

From Dawn Terry <dawnt05@hotmail.com>

Date Tue 4/15/2025 4:53 PM

To ZBA <ZBA@town.arlington.ma.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi,

My name is Dawn Terry. My dog, Wilson, currently plays at Whispering Wolf a few times a week!! It's a wonderful and safe place!!! Wilson absolutely loves going there! Jennifer Wright is so accommodating if I need to make a schedule change and you can tell she thoroughly loves what she does!!! The price is reasonable and having a person pick up Wilson while we are all at work and school is so convenient and helpful!!!!

Whispering Wolf needs to continue as it is a safe, fun place for dogs to play and the added benefit of being picked up and dropped off is huge for busy families balancing a lot!!! It is in a great location and the dog's play area is perfect!!!! Jennifer Wright is so easy to communicate with and very responsive to our questions and Wilson's needs!!

Thank you for reading this email in Support of Whispering Wolf!!

Take care,

Dawn Terry

Sent from my iPhone



Town of Arlington, Massachusetts

Docket #3845 319 Appleton Street

Summary:

OpenGov link: <https://arlingtonma.portal.opengov.com/records/209407>

ATTACHMENTS:

Type	File Name	Description
<input type="checkbox"/> Reference Material	3845_319_Appleton_St_legal_ad.pdf	3845 319 Appleton St legal ad
<input type="checkbox"/> Reference Material	3845_319_Appleton_St_abutter_list_and_map.pdf	3845 319 Appleton St abutter list and map
<input type="checkbox"/> Reference Material	3845_319_Appleton_St_Application_SP-25-5.pdf	3845 319 Appleton St Application SP-25-5
<input type="checkbox"/> Reference Material	3845_319_Appleton_St_Arlington_Plot_Plan.pdf	3845 319 Appleton St Arlington Plot Plan
<input type="checkbox"/> Reference Material	3845_319_Appleton_St_drawings_2025-03-25_.pdf	3845 319 Appleton St drawings 2025-03-25_



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

DOCKET NO 3845

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by **Nicholas and Christina Donofrio**, on March 25, 2025, a petition seeking to alter their property located at **319 Appleton St - Block Plan 175.0-0008-0004.0** Said petition would require a **Special Permit** under **5.3.9 D** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" on **Tuesday, April 22, 2025, at 7:30 P.M. as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL: <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar>**, and choose the date of the meeting you wish to attend.

For documentation relating to this petition, visit the ZBA website 48 hours before the hearing at <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>. Please direct any questions to: ZBA@town.arlington.ma.us

Christian Klein, RA, Chair
Zoning Board of Appeals

**CERTIFIED ABUTTERS LIST****Date: March 25, 2025****Subject Property Location: 319 APPLETON ST Arlington, MA****Subject Parcel ID: 175-8-4****Search Distance: 300 Feet**

Parcel ID	Property Location	Owner 1	Owner 2	Mailing Address	City/Town	State	Zip
175-3-4	12 PIEDMONT ST	KORETSKI JULIA ANN		12 PIEDMONT ST	ARLINGTON	MA	02476
175-3-5.A	0-LOT PIEDMONT ST	BOUCK DAVID C & AUTUMN		175 WOLLASTON AVE	ARLINGTON	MA	02476
175-3-5.B	0-LOT WOLLASTON AVE	QUERZE ELIO D III & YEKATERINA		179 WOLLASTON AVE	ARLINGTON	MA	02476
175-3-6	175 WOLLASTON AVE	BOUCK DAVID C & AUTUMN		175 WOLLASTON AVE	ARLINGTON	MA	02476
175-3-7	179 WOLLASTON AVE	QUERZE ELIO D III	QUERZE YEKATERINA	179 WOLLASTON AVE	ARLINGTON	MA	02476
175-3-8	181 WOLLASTON AVE	HAMNER DORIS ETAL/ TRS	DORIS HAMNER & JOSE TORRES	181 WOLLASTON AVE	ARLINGTON	MA	02476
175-3-9	351 APPLETON ST	CORBETT WILLIAM	CORBETT JOANNE M	351 APPLETON ST	ARLINGTON	MA	02476
175-3-10	355 APPLETON ST	MAHAMUD MD RIAJ	JAHAN DISHARY	355 APPLETON ST	ARLINGTON	MA	02476
175-4-1.A	171 WOLLASTON AVE	BRADFORD PROPERTIES LLC		20 LAWSON RD	WINCHESTER	MA	01890
175-4-2.A	7 PIEDMONT ST	CLEARY WILLIAM J/ TRUSTEE	7 PIEDMONT STREET NOMINEE TR	7 PIEDMONT ST	ARLINGTON	MA	02476
175-4-3	9 PIEDMONT ST	BRAUNSTEIN FLORINE CLEARY/ TRS	9 PIEDMONT STREET REALTY TRUST	9 PIEDMONT ST	ARLINGTON	MA	02476
175-4-20	28 RUBLEE ST	HAWKES HOLLIS D-DOROTHY A	LIFE ESTATE	28 RUBLEE ST	ARLINGTON	MA	02476
175-4-21	167 WOLLASTON AVE	MCILVENNA KIMBERLY M/ TRUSTEE	KIMBERLY M MCILVENNA LIVING TR	167 WOLLASTON AVE	ARLINGTON	MA	02476
175-5-11.C	161 WOLLASTON AVE	KLEPPNER ANDREW N ETAL/ TRS	ANDREW N KLEPPNER TRUST	161 WOLLASTON AVE	ARLINGTON	MA	02476
175-8-1	307 APPLETON ST	DAGNESE MICHAEL & ELLEN L		307 APPLETON ST	ARLINGTON	MA	02476
175-8-2	311 APPLETON ST	GORMAN DEIRDRE C	LEWIS BENJAMIN A	311 APPLETON ST	ARLINGTON	MA	02476
175-8-3	315 APPLETON ST	SCEPPA LAURA S		315 APPLETON ST	ARLINGTON	MA	02476
175-8-4	319 APPLETON ST	DONOFRIO NICHOLAS S & CHRISTINA M		319 APPLETON ST	ARLINGTON	MA	02476
175-8-5	323 APPLETON ST	SMITH NORA NEAGLE		323 APPLETON ST	ARLINGTON	MA	02476
175-8-6	327 APPLETON ST	PAVONE PASQUALE & HELEN J		327 APPLETON ST	ARLINGTON	MA	02476
175-8-7	331 APPLETON ST	LANCASTER AMY	VENKATACHALAN SRINIVASAN	331 APPLETON ST	ARLINGTON	MA	02476
175-8-8	182 WOLLASTON AVE	HICKEY ROBERT C & SANDRA R	LIFE ESTATE	182 WOLLASTON AVE	ARLINGTON	MA	02476
175-8-9	178 WOLLASTON AVE	GARDNER ANDREW S & HANNAH S		178 WOLLASTON AVE	ARLINGTON	MA	02476
175-8-10	174 WOLLASTON AVE	GOPALAKRISHNAN SATISH ETAL/ TRS	SATISH & KAVITHA REVOCABLE TR	174 WOLLASTON AVE	ARLINGTON	MA	02476
175-8-11	170 WOLLASTON AVE	WHITE GEORGE R & JEANNE M		170 WOLLASTON AVE	ARLINGTON	MA	02476
175-8-12	14 RUBLEE ST	GINTZ STEVEN M	FINK LAURA E	14 RUBLEE ST	ARLINGTON	MA	02476
175-10-1	9 RUBLEE ST	FORSTER NATHAN & SARAH		9 RUBLEE ST	ARLINGTON	MA	02476

**CERTIFIED ABUTTERS LIST****Date: March 25, 2025****Subject Property Location: 319 APPLETON ST Arlington, MA****Subject Parcel ID: 175-8-4****Search Distance: 300 Feet**

Parcel ID	Property Location	Owner 1	Owner 2	Mailing Address	City/Town	State	Zip
175-10-2	15 RUBLEE ST	LAURENDEAU RICHARD-ETAL	LAURENDEAU EILEEN	15 RUBLEE ST	ARLINGTON	MA	02476
175-10-3	160 WOLLASTON AVE	OWHO-OVUAKPORIE KESIENA	TOREGOZHINA AIZHAN	160 WOLLASTON AVE	ARLINGTON	MA	02476
175-10-5	53 NICOD ST	FINLAYSON DOROTHY A/TRUSTEE	DOROTHY A FINLAYSON TRUST	53 NICOD ST	ARLINGTON	MA	02476
175-10-6	57 NICOD ST	BELANGER JOHN M/KERRIN		57 NICOD ST	ARLINGTON	MA	02476
178-1-3	291 APPLETON ST	PROCTOR CARL I/ETAL	PALMARIELLO THERESA A	291 APPLETON ST	ARLINGTON	MA	02476
178-1-4	295 APPLETON ST	VANDERBURG ANDREW MICHAEL	NICKLAUS KRISTA MARIE	295 APPLETON ST	ARLINGTON	MA	02476
178-1-5	299 APPLETON ST	PETERSON SARAH		299 APPLETON ST	ARLINGTON	MA	02476
178-2-2	288 APPLETON ST	O'CONNOR KELLY ANN--ETAL	O'CONNOR ELIZABETH M	288 APPLETON ST	ARLINGTON	MA	02476
178-2-4	292 APPLETON ST	MUELLER JOHN P & EILEEN E		292 APPLETON ST	ARLINGTON	MA	02476
178-2-5	2 RHINECLIFF ST	BRADLEY CHRISTINE F		2 RHINECLIFF ST	ARLINGTON	MA	02476
178-2-6.A	4 RHINECLIFF ST	KLINGSBERG DAVID L	CROTTY PATRICIA A	4 RHINECLIFF ST	ARLINGTON	MA	02476
178-2-6.B	57 VALENTINE RD	DIGREGORIO JENNIFER C		57 VALENTINE RD	ARLINGTON	MA	02476
178-5-1	316 APPLETON ST	MISHINA YUJI & AYA/ TRUSTEES	MISHINA FAMILY TRUST	316 APPLETON ST	ARLINGTON	MA	02476
178-5-2	310 APPLETON ST	PORCARO RICHARD J/ TRUSTEE	RICHARD J PORCARO FMLY REVOCAB	310 APPLETON ST	ARLINGTON	MA	02476
178-5-3	306 APPLETON ST	KILSON MARION D DE B		306 APPLETON ST	ARLINGTON	MA	02476
178-5-4	5 RHINECLIFF ST	SHAFFER SCOTT A/ TRUSTEE	SCOTT SHAFFER 2021 REVOCABLE	5 RHINECLIFF ST	ARLINGTON	MA	02476
178-5-5	7 RHINECLIFF ST	ORNER BRET		7 RHINECLIFF ST	ARLINGTON	MA	02476
178-5-6	75 VALENTINE RD	TIGHE JOHN F /TRUSTEE	TIGHE FAMILY 2017 IRREVOCABLE	75 VALENTINE RD	ARLINGTON	MA	02476
178-5-7	79 VALENTINE RD	LANDER ELAINE H		79 VALENTINE RD	ARLINGTON	MA	02476
178-5-8	83 VALENTINE RD	SWEENEY JOHN J III	SWEENEY KATHERINE L	83 VALENTINE RD	ARLINGTON	MA	02476
178-5-9	87 VALENTINE RD	ARNOLD PERRY C III & REBECCA J		87 VALENTINE RD	ARLINGTON	MA	02476
178-5-10	91 VALENTINE RD	COLES JASON A	MARCHANT KENDRA M	91 VALENTINE RD	ARLINGTON	MA	02476
178-5-19	6 VIRGINIA RD	PAN ZHENGHENG &	WANG KAIXIAN	6 VIRGINIA RD	ARLINGTON	MA	02476
178-5-20	2 VIRGINIA RD	SHAD MAX	FAROKHIRAD SAMANEH	2 VIRGINIA RD	ARLINGTON	MA	02476
178-5-21	328 APPLETON ST	PROCOPIO FRANCESCA		328 APPLETON ST	ARLINGTON	MA	02476
178-5-22	324 APPLETON ST	WRIGHT EDWIN C JR & CAROLINE		324 APPLETON ST	ARLINGTON	MA	02476
178-5-23	320 APPLETON ST	JORDAN JAMES R R	CONDON JENNIFER M	320 APPLETON ST	ARLINGTON	MA	02476

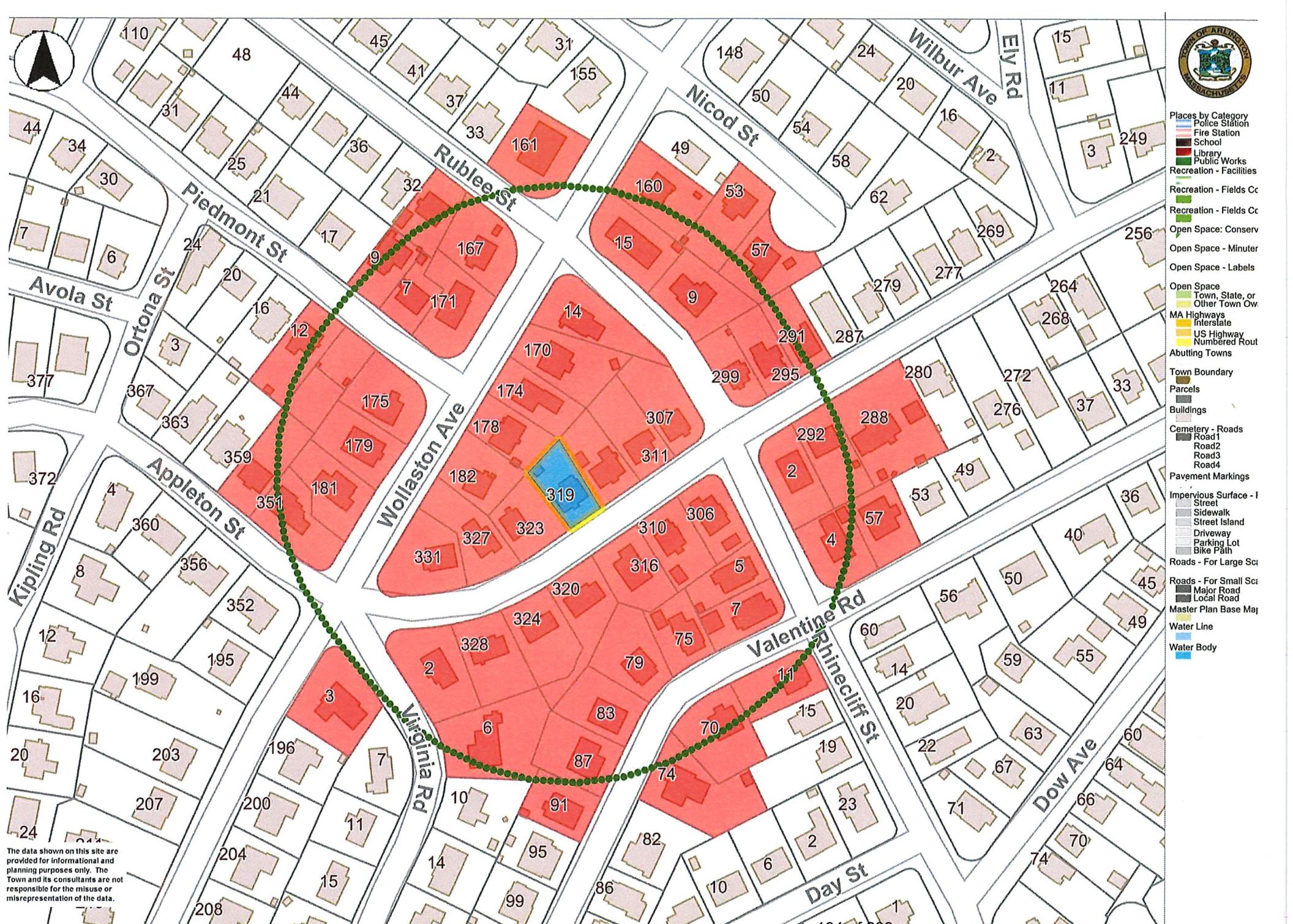
**CERTIFIED ABUTTERS LIST****Date: March 25, 2025****Subject Property Location: 319 APPLETON ST Arlington, MA****Subject Parcel ID: 175-8-4****Search Distance: 300 Feet**

Parcel ID	Property Location	Owner 1	Owner 2	Mailing Address	City/Town	State	Zip
178-6-1	11 RHINECLIFF ST	MURPHY THOMAS P & JEANNE M		11 RHINECLIFF ST	ARLINGTON	MA	02476
178-6-17.A	74 VALENTINE RD	SHIN KYUNG IM &	SHIN YOUNG SIK	74 VALENTINE RD	ARLINGTON	MA	02476
178-6-18.A	70 VALENTINE RD	FRISCHER MATTHEW & SARA		70 VALENTINE RD	ARLINGTON	MA	02476
178-10-1	3 VIRGINIA RD	OLDHAM MICHAEL A & JESSICA L		3 VIRGINIA RD	ARLINGTON	MA	02476

The Board of Assessors certifies the names and addresses of requested parties in interest, all abutters to subject parcel within 300 feet.



**Town of Arlington
Office of the Board of Assessors
730 Massachusetts Ave
Arlington, MA 02476
phone: 781.316.3050
email: assessors@town.arlington.ma.us**



200

400 ft

Printed on 03/25/2025 at 01:44 PM



SP-25-5	Primary Location	Applicant
Special Use Permit Application (ZBA)	319 APPLETON ST Arlington, MA 02476	
Status: Active		
Submitted On: 3/25/2025		
Owner		
	DONOFRIO NICHOLAS S & CHRISTINA M 319 APPLETON ST ARLINGTON, MA 02476	
		David Paul 508-400-7309 david@benjaminwilliam.com 810 Memorial Drive, Suite 105 Cambridge, Massachusetts 02139

Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw. ***Please LIST BYLAW(S)*** ?

AZBL Section 5.4 - Tables of Dimensional and Density Regulations R District Lot Regs

Explain why the requested use is essential or desirable to the public convenience or welfare.*

The special permit relief seeks to add a new covered front entry to an existing house that is currently non-conforming for front yard setback. The new roof will help bring the house up to 21st century standards of living and provide a visual amenity to the streetscape and neighborhood by enhancing the beauty of the house.

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

Adding a roof to the front porch will not affect vehicular patterns, create traffic congestion or impair pedestrian safety. It will provide an increased level of safety to the homeowner by protecting the front entry from snow, ice and rain.

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

The request is minor in nature and occurs on the exterior of the home, it will not affect the water, drainage, sewer or any other municipal system or create any hazards to the city or its occupants.

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.*

The proposed porch is consistent with similar residences in the neighborhood. It does not create any additional area or living space and does not create any new non-conformities on the site.

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.*

The proposed porch is consistent with the integrity of other similar residences in the neighborhood and city overall.

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

The building is a single family home. The roof will not create any additional living space or neighborhood density. The building use remains unchanged and is conforming for the zone.

Dimensional and Parking Information

Present Use/Occupancy *	Proposed Use/Occupancy *
Single Family	Single Famliy
Existing Number of Dwelling Units*	Proposed Number of Dwelling Units*
1	2
Existing Gross Floor Area (Sq. Ft.)*	Proposed Gross Floor Area (Sq. Ft.)*
2139	2139
Existing Lot Size (Sq. Ft.)*	Proposed Lot Size (Sq. Ft.)* 
4834	4834
Minimum Lot Size required by Zoning*	Existing Frontage (ft.)*
6000	55
Proposed Frontage (ft.)*	Minimum Frontage required by Zoning*
55	60
Existing Floor Area Ratio*	Proposed Floor Area Ratio*
0.44	0.44
Max. Floor Area Ratio required by Zoning*	Existing Lot Coverage (%)*
0	0
Proposed Lot Coverage (%)*	Max. Lot Coverage required by Zoning*
39.9	35

Existing Lot Area per Dwelling Unit (Sq. Ft.)*	4834	Proposed Lot Area per Dwelling Unit (Sq. Ft.)*	4835
Minimum Lot Area per Dwelling Unit required by Zoning*	5997	Existing Front Yard Depth (ft.)*	19.9
Proposed Front Yard Depth (ft.)*	13.9	Minimum Front Yard Depth required by Zoning*	20
Existing SECOND Front Yard Depth (ft.)* ⓘ	0	Proposed SECOND Front Yard Depth (ft.)* ⓘ	0
Minimum SECOND Front Yard Depth required by Zoning*	0	Existing Left Side Yard Depth (ft.)* ⓘ	10
Proposed Left Side Yard Depth (ft.)* ⓘ	10	Minimum Left Side Yard Depth required by Zoning*	10
Existing Right Side Yard Depth (ft.)* ⓘ	9.8	Proposed Right Side Yard Depth (ft.)* ⓘ	9.8
Minimum Right Side Yard Depth required by Zoning*	10	Existing Rear Yard Depth (ft.)* ⓘ	33.4
Proposed Rear Yard Depth (ft.)*	33.4	Minimum Rear Yard Depth required by Zoning*	18.8

Existing Height (stories)	Proposed Height (stories)*
1.5	1.5
Maximum Height (stories) required by Zoning*	Existing Height (ft.)*
2.5	26.7
Proposed Height (ft.)*	Maximum Height (ft.) required by Zoning*
26.7	35
<p>For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.</p>	
Existing Landscaped Open Space (Sq. Ft.)*	Proposed Landscaped Open Space (Sq. Ft.)*
2409	2409
Existing Landscaped Open Space (% of GFA)*	Proposed Landscaped Open Space (% of GFA)*
112.8	112.8
Minimum Landscaped Open Space (% of GFA) required by Zoning*	Existing Usable Open Space (Sq. Ft.)*
10	398
Proposed Usable Open Space (Sq. Ft.)*	Existing Usable Open Space (% of GFA)* ?
398	18.6
Proposed Usable Open Space (% of GFA)* ?	Minimum Usable Open Space required by Zoning*
18.6	30

Existing Number of Parking Spaces*	Proposed Number of Parking Spaces*
2	2
Minimum Number of Parking Spaces required by Zoning*	Existing Parking area setbacks
1	0
Proposed Parking area setbacks *	Minimum Parking Area Setbacks required by Zoning*
0	0
Existing Number of Loading Spaces	Proposed Number of Loading Spaces*
0	0
Minimum Number of Loading Spaces required by Zoning*	Existing Slope of proposed roof(s) (in. per ft.)*
0	12
Proposed Slope of proposed roof(s) (in. per ft.)*	Minimum Slope of Proposed Roof(s) required by Zoning*
2.5	0
Existing type of construction*	Proposed type of construction*
VB	VB

Open Space Information

Existing Total Lot Area*	Proposed Total Lot Area*
4834	4834

Existing Open Space, Usable*	Proposed Open Space, Usable*
398	398
Existing Open Space, Landscaped*	Proposed Open Space, Landscaped*
2409	2409

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area	Accessory Building, Proposed Gross Floor Area
0	0
Basement or Cellar, Existing Gross Floor Area <small>?</small>	Basement or Cellar, Proposed Gross Floor Area
556	556
1st Floor, Existing Gross Floor Area	1st Floor, Proposed Gross Floor Area
652	652
2nd Floor, Existing Gross Floor Area	2nd Floor, Proposed Gross Floor Area
716	716
3rd Floor, Existing Gross Floor Area	3rd Floor, Proposed Gross Floor Area
0	0
4th Floor, Existing Gross Floor Area	4th Floor, Proposed Gross Floor Area
0	0
5th Floor, Existing Gross Floor Area	5th Floor, Proposed Gross Floor Area
0	0

Attic, Existing Gross Floor Area 

0

Attic, Proposed Gross Floor Area

0

Parking Garages, Existing Gross Floor Area 

215

Parking Garages, Proposed Gross Floor Area

215

All weather habitable porches and balconies,
Existing Gross Floor Area

0

All weather habitable porches and balconies,
Proposed Gross Floor Area

0

Total Existing Gross Floor Area

2139

Total Proposed Gross Floor Area

2139

APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:

- Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.*

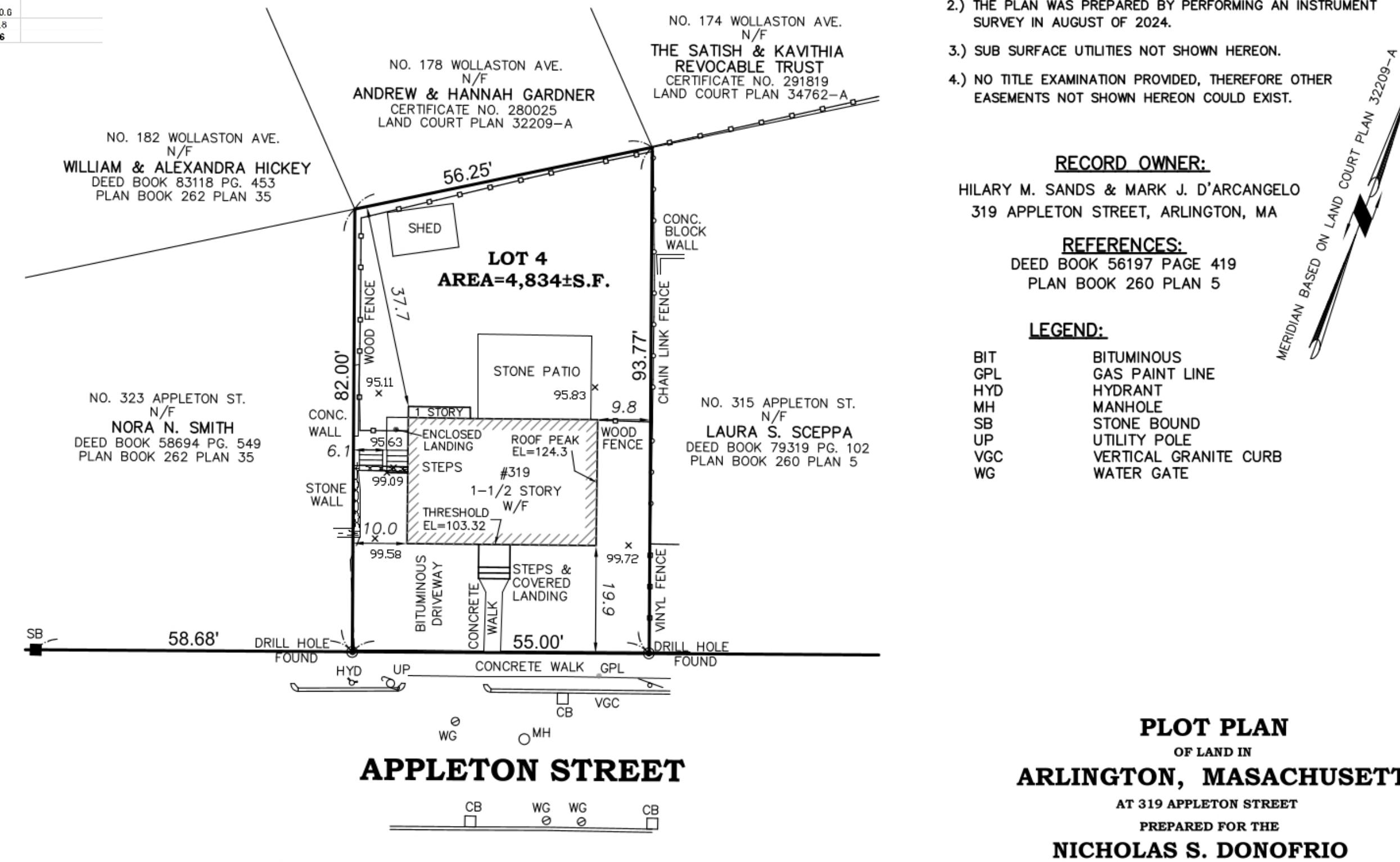


Applicant's Signature*

 David Paul
Mar 25, 2025

AVERAGE GRADE CALCULATION:

	Elevation 1	Elevation 2	Average	Length	Average x Length
Segment 1	99.7	99.6	99.7	35.0	3487.8
Segment 2	99.6	99.1	99.4	13.4	1331.3
Segment 3	95.6	95.1	95.4	10.0	953.5
Segment 4	95.1	95.8	95.5	35.0	3340.8
Segment 5	95.8	99.7	97.8	23.4	2287.4
Sum of all segments =		11400.6			
Perimeter (total length of all segments) =		116.8			
Average grade plane =		97.6			



9-6-24

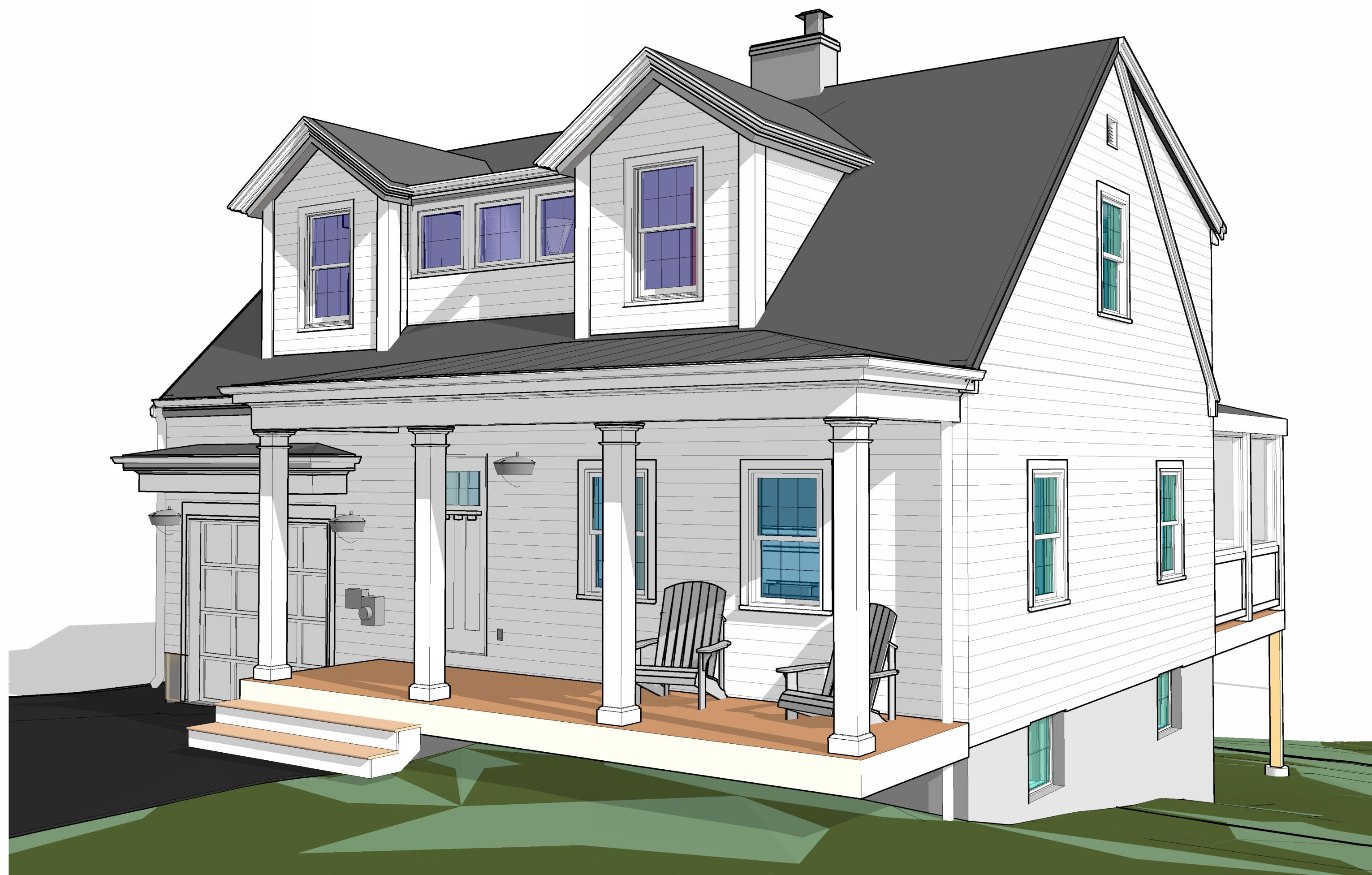
8-30-24

24-0129

319 APPLETON STREET, ARLINGTON MA

SPECIAL PERMIT SUBMISSION

03.25.25



OWNER

NICHOLAS DONOFRIO
319 APPLETON STREET
ARLINGTON, MA 02476

ARCHITECT

KELLY BOUCHER ARCHITECTURE
54 HARVARD STREET
BROOKLINE, MA 02445

(617) 827-3527

www.boucherarchitecture.com

LOCATION
DATE

319 APPLETON STREET, ARLINGTON MA
03.25.24
SPECIAL PERMIT

DIMENSIONAL INFORMATION

ZONE	EXISTING	REQUESTED	ZONING BY LAW REQ
LOT AREA	4834	4834	6000
FAR	0.44	0.44	---
GFA	2139	2139	
LOT AREA PER DU	4834	4834	---
NO OF UNITS	1.0	1.0	
LOT FRONTAGE	55'	55'	60
LOT DEPTH	82'/93.77"	82'/93.77"	
SETBACKS			
FRONT	19.9	13.9	25
REAR	33.4	33.4	20% LOT DEPTH /
LEFT SIDE	10	10	18.8'
RIGHT SIDE	9.8	9.8	10
SIZE OF BLDG			
MAX HEIGHT (FT)	26.7	26.7	35
MAX HEIGHT (STORIES)	1 1/2	1 1/2	2 1/2
WIDTH			
OPEN SPACE			
LANDSCAPE OS (SF)	2409	2409	
LANDSCAPE OS (% OF GFA)	112.6%	112.6%	10%
USEABLE OS (SF)	398	398	
USEABLE OS (% OF GFA)	18.6%	18.6%	30%
TOTAL OS	59.3%	64.4%	
MAX LOT COVERAGE	40.7%	40.5%	35%
PARKING SPACES	2	2	
DISTANCE TO NEAREST BLDG	N/A		

SPECIAL PERMIT FOR
PORCH ROOF ONLY

UNCHANGED

SLOPE > 8%

No.	Descrip.	Date



client
NICHOLAS
DONOFRIO
319 APPLETON STREET
ARLINGTON, MA 02476

project
319 APPLETON STREET, ARLINGTON MA
title COVER SHEET



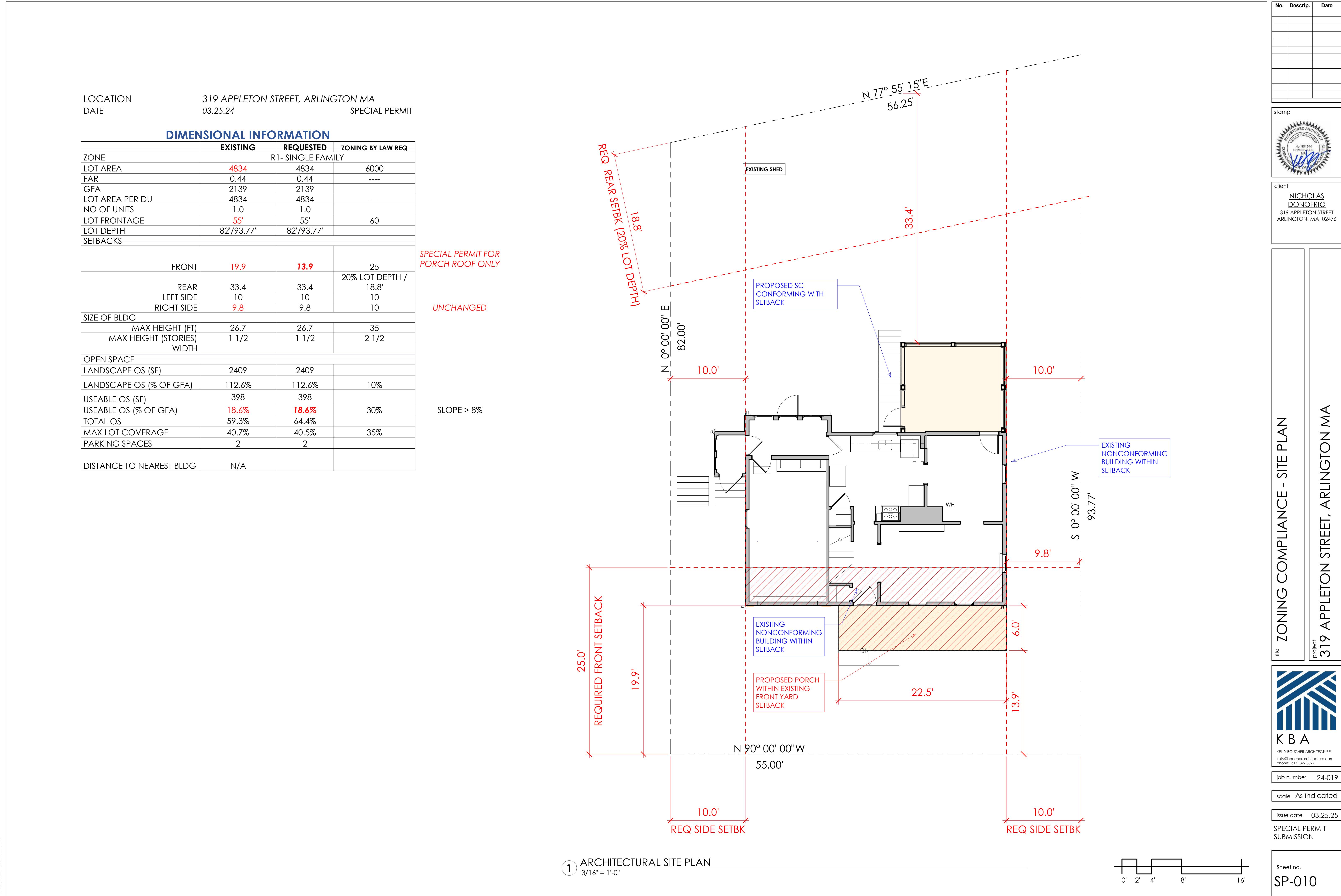
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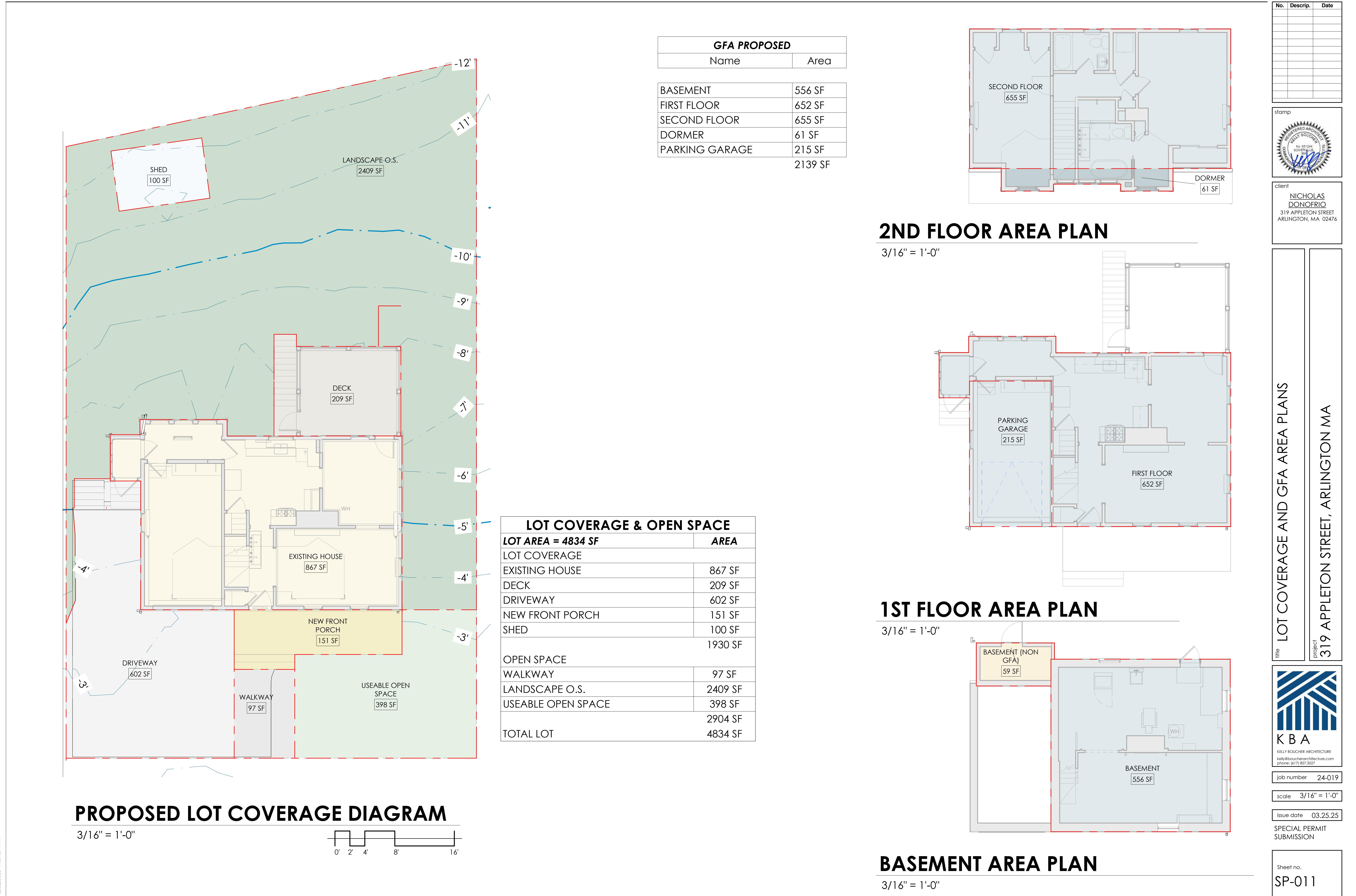
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issue date 03.25.25
SPECIAL PERMIT
SUBMISSION

Sheet no.
SP-000

TABLE OF CONTENTS - SPECIAL PERMIT APPLICATION		
#	SHEET NAME	ISSUE DATE
SP-000	COVER SHEET	03.25.25
SP-010	ZONING COMPLIANCE - SITE PLAN	03.25.25
SP-011	LOT COVERAGE AND GFA AREA PLANS	03.25.25
SP-100	PROPOSED PLANS	03.25.25
SP-200	PROPOSED ELEVATIONS	03.25.25
SP-300	3D VIEWS AND EXISTING PHOTOS	03.25.25





No.	Descrip.	Date



client
NICHOLAS
DONFRIO
319 APPLETON STREET
ARLINGTON, MA 02476

title PROPOSED PLANS
project 319 APPLETON STREET, ARLINGTON MA



KBA

KELLY BOUCHER ARCHITECTURE

kelly@boucherarchitecture.com

phone: (617) 627-3327

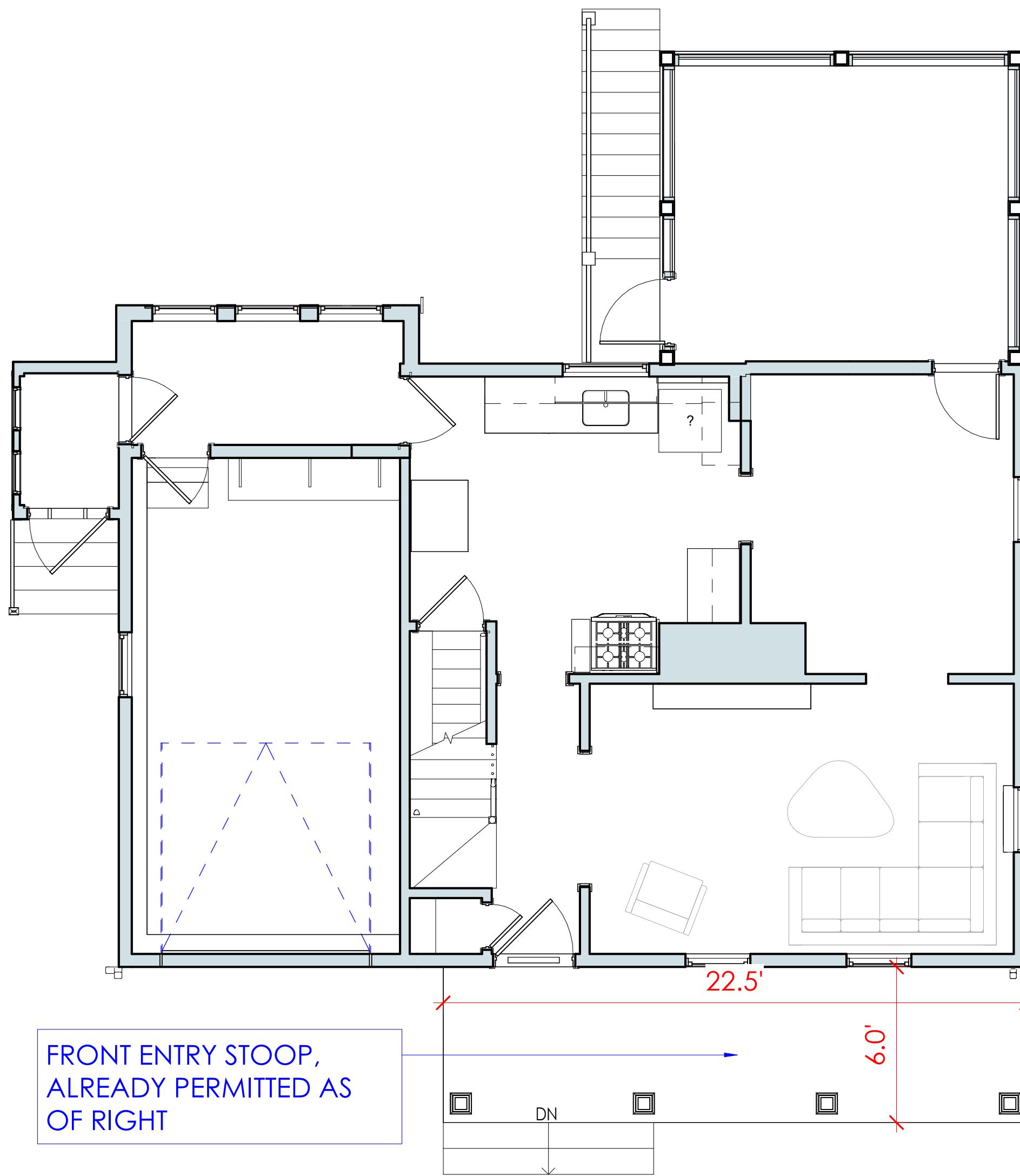
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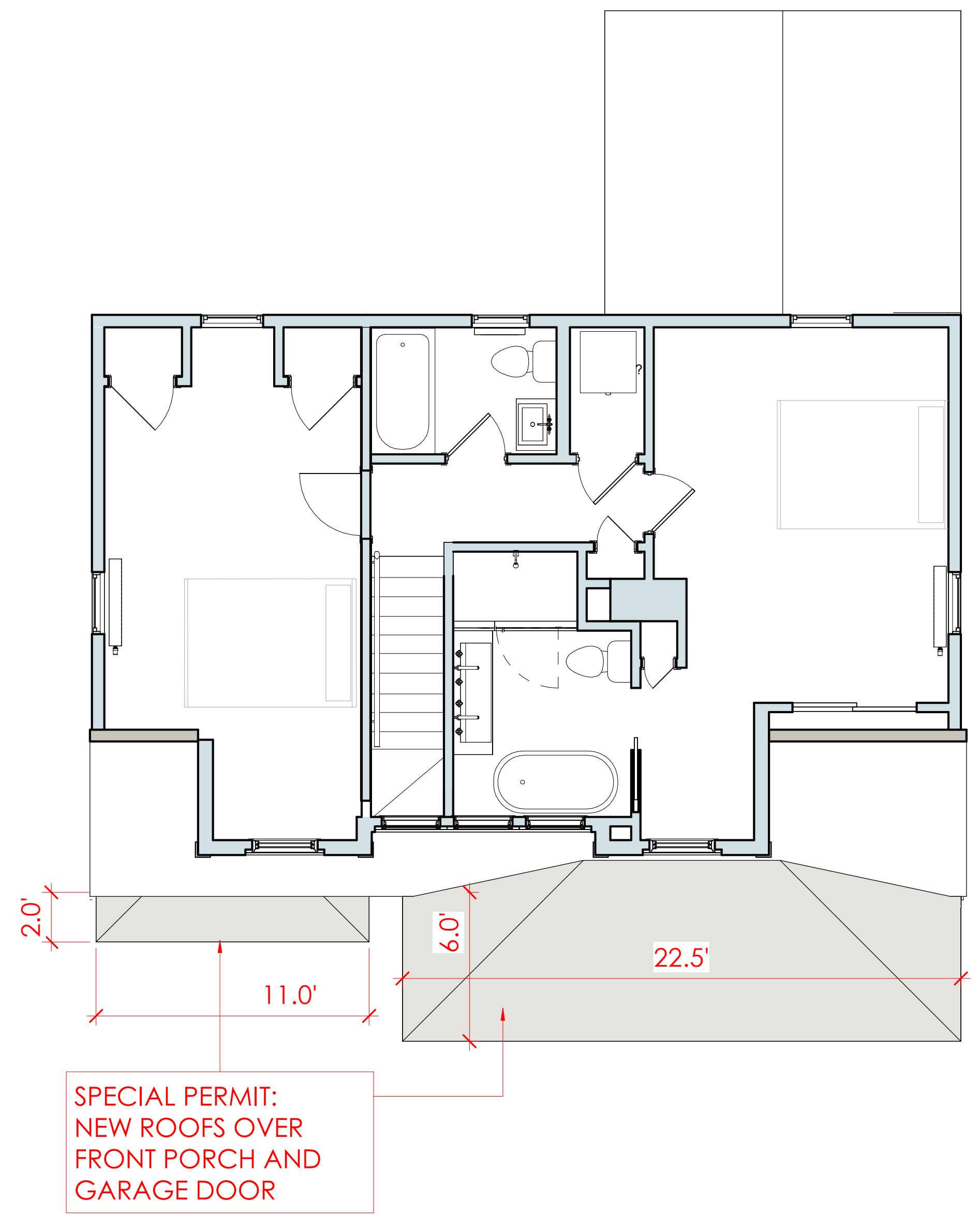
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SPECIAL PERMIT
SUBMISSION

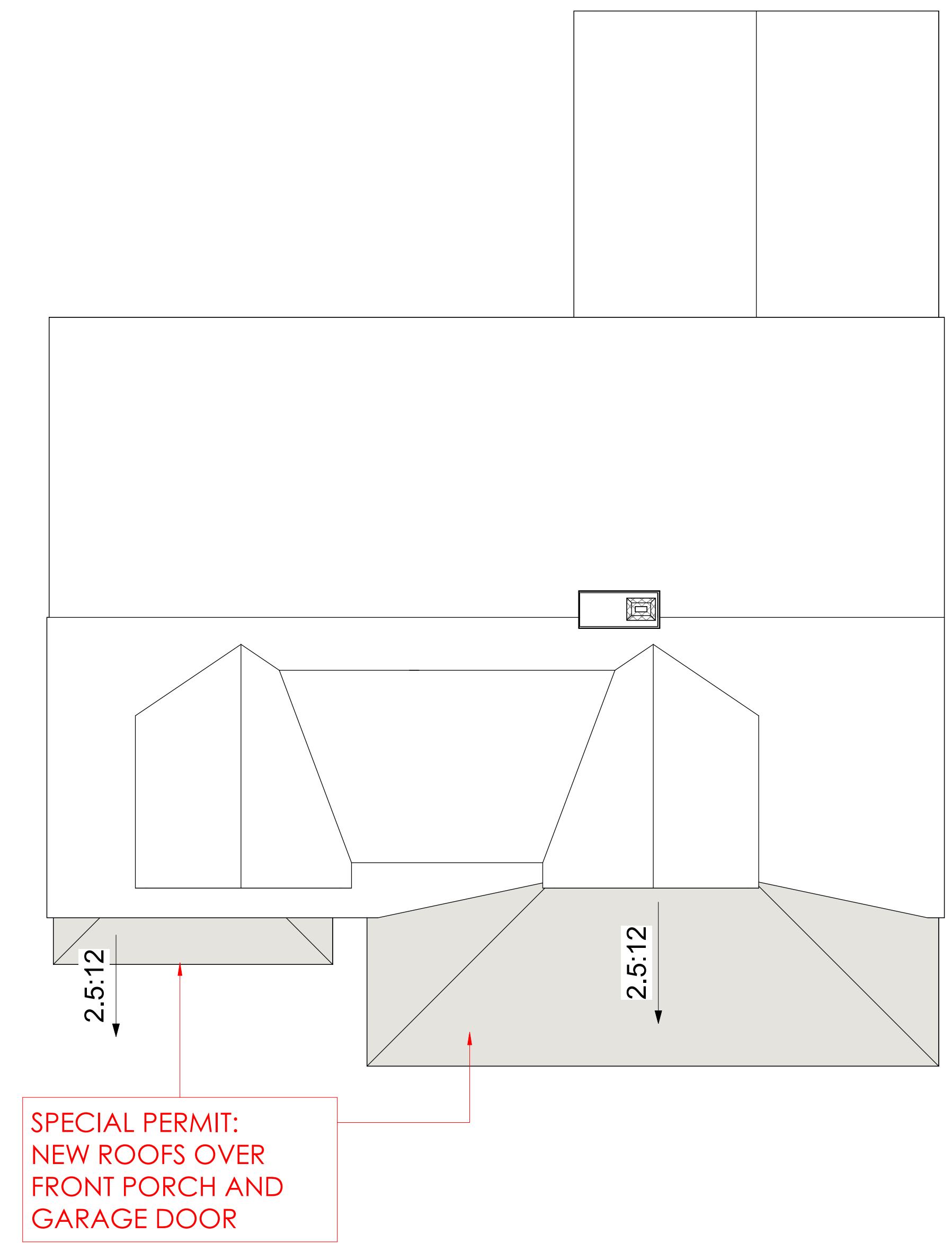
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SP-100



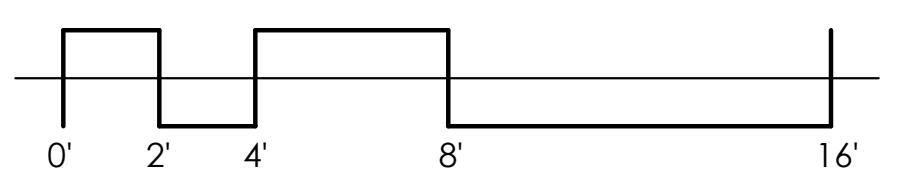
SP FIRST FLOOR PLAN

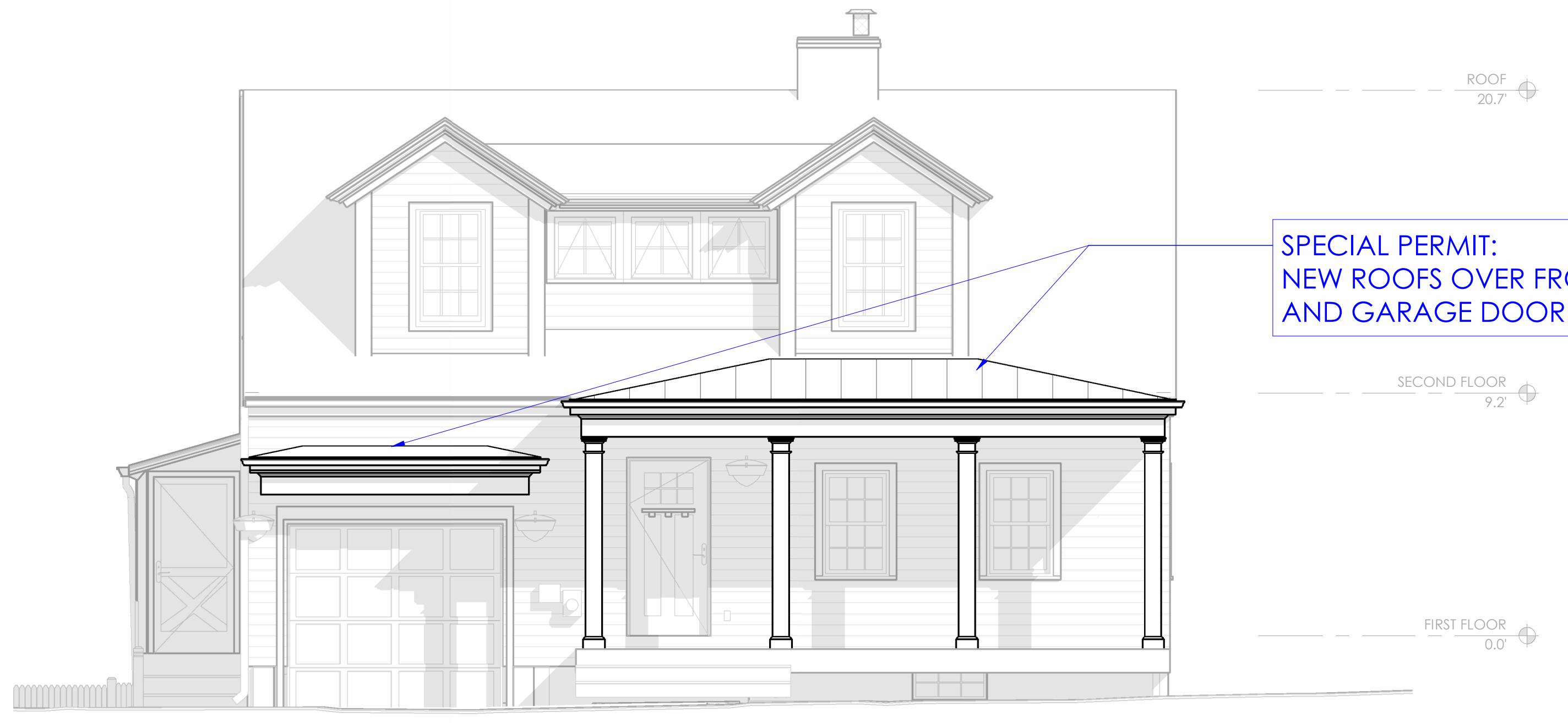


SP SECOND FLOOR PLAN



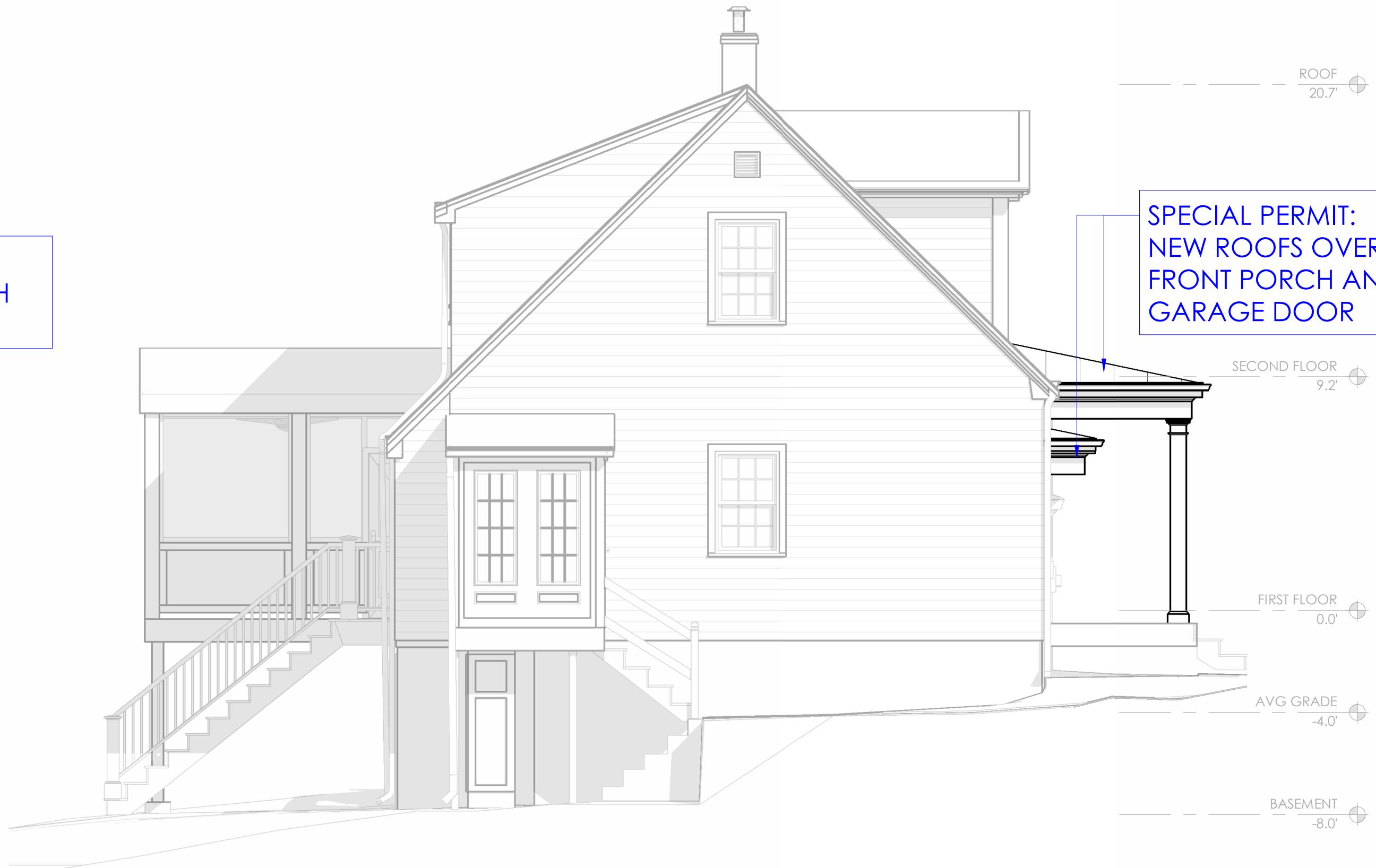
SP ROOF PLAN





PROPOSED FRONT ELEVATION

1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION

1/4" = 1'-0"



PROPOSED REAR ELEVATION

1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION

1/4" = 1'-0"

No.	Descrip.	Date



client
NICHOLAS
DONOFIO
319 APPLETON STREET
ARLINGTON, MA 02476

title
PROPOSED ELEVATIONS
project
319 APPLETON STREET, ARLINGTON MA



KELLY BOUCHER ARCHITECTURE

kelly@boucherarchitecture.com

phone: (617) 827-3327

job number 24-019

scale 1/4" = 1'-0"

issue date 03.25.25

SPECIAL PERMIT
SUBMISSION

Sheet no.
SP-200



3D VIEWS AND EXISTING PHOTOS
319 APPLETON STREET, ARLINGTON MA



job number 24-019

scale

issue date 03.25.25

SPECIAL PERMIT
SUBMISSION

Sheet no.
SP-300

No.	Descrip.	Date



client
NICHOLAS
DONOFRIO
319 APPLETON STREET
ARLINGTON, MA 02476